

Send tax notice to:  
MATTHEW K. ALLISON and JENNIFER L. ALLISON  
10854 HIGHWAY 55  
STERRETT, AL 35147

**WARRANTY DEED  
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **Three Hundred Fifty-Nine Thousand and 00/100 (\$359,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **MICHAEL LONG and CAROL S. LONG, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **MATTHEW K. ALLISON and JENNIFER L. ALLISON**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion. the following described real estate, situated in County of Shelby State of Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**\$370,847.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

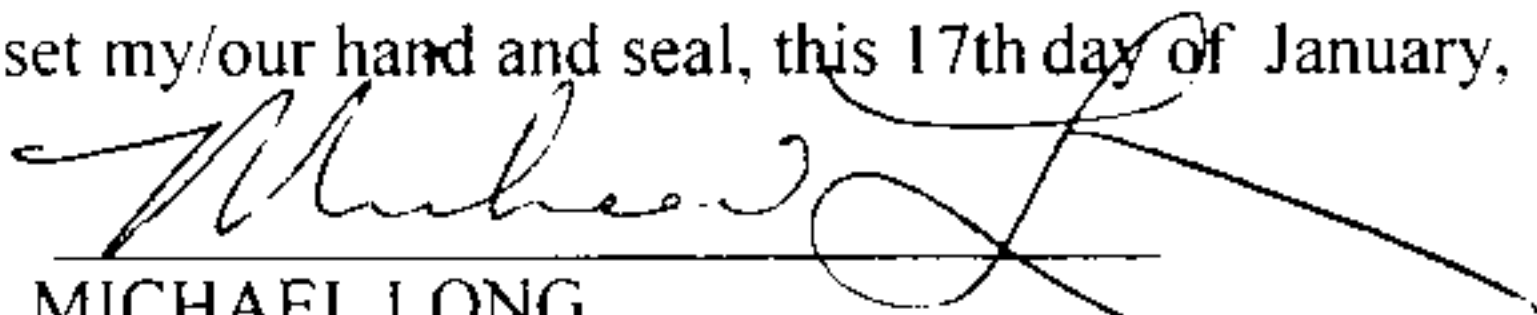
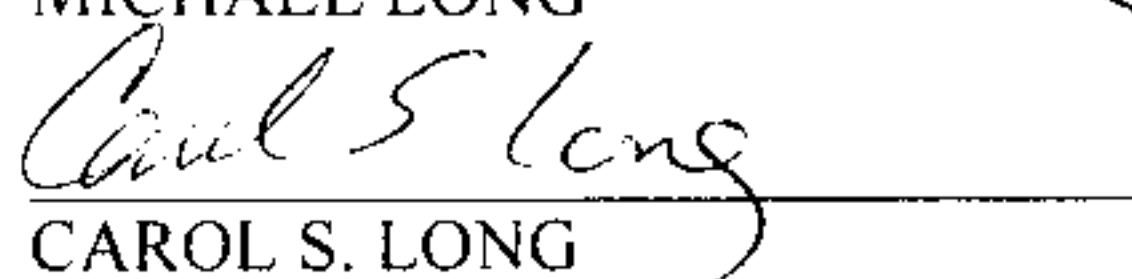
Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

**TO HAVE AND TO HOLD**, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES. their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

**IN WITNESS WHEREOF**, I/we have hereunto set my/our hand and seal, this 17th day of January, 2017.

  
MICHAEL LONG  
  
CAROL S. LONG

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

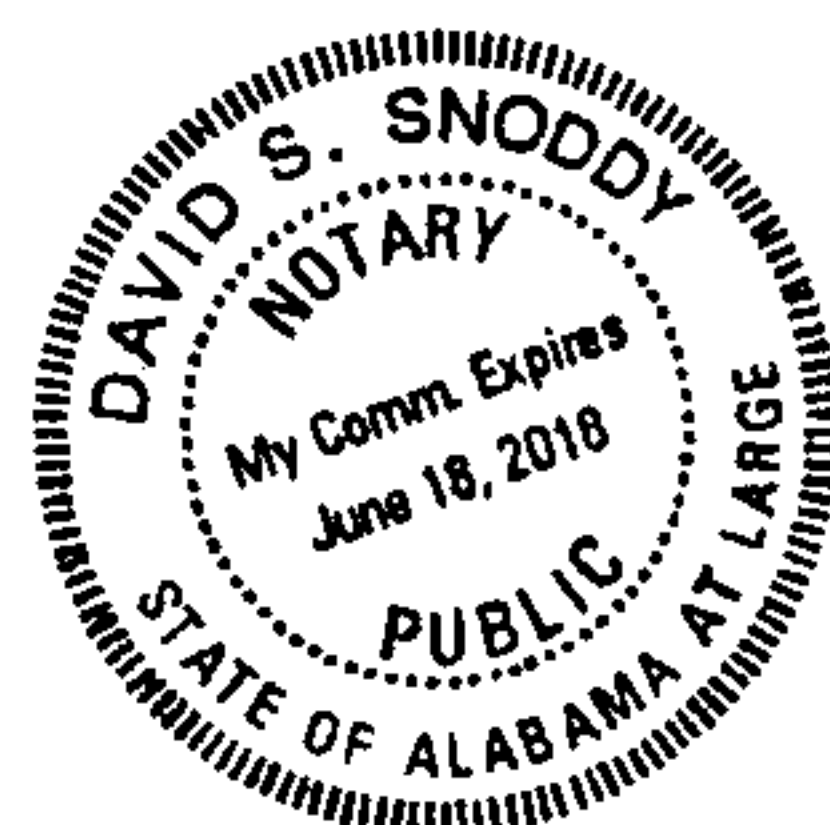
I, the undersigned, a Notary Public in and for said State and County, hereby certify that **MICHAEL LONG and CAROL S. LONG** is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January, 2017.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:  
DAVID S SNODDY ATTORNEY AT LAW  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243



## EXHIBIT "A"

### Parcel 1:

Commencing at the Northeast corner of the South Half of the Northeast Quarter of the Northwest Quarter of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 90 degrees 00 minutes 00 seconds West along the North boundary line of said South Half for a distance of 423.72 feet for the POINT OF BEGINNING; thence continuing South 90 degrees 00 minutes 00 seconds West along said line a distance of 431.41 feet; thence South 15 degrees 13 minutes 18 seconds West a distance of 313.93 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 431.41 feet; thence North 15 degrees 13 minutes 18 seconds East a distance of 313.93 feet to the POINT OF BEGINNING.

Also an easement for ingress/egress described as follows:

Commencing at the Northeast corner of the South Half of the Northeast Quarter of the Northwest Quarter of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 90 degrees 00 minutes 00 seconds West along the North boundary line of said South Half for a distance of 855.13 feet; thence South 15 degrees 13 minutes 18 seconds West a distance of 321.44 feet; thence South 90 degrees 00 minutes 00 seconds West for 787.65 feet, more or less, to the East right of way line of Shelby County Road No. 55 and the Point of Beginning of the central line of a 15 foot wide easement thence North 90 degrees 00 minutes 00 seconds East for 887.65 feet to the Point of Ending of said central line of said easement.

### Parcel 2:

Commencing at the Northeast corner of the South Half of the Northeast Quarter of the Northwest Quarter of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 90 degrees 00 minutes 00 seconds West along the North boundary line of said South Half for a distance of 855.13 feet to an iron pin for the POINT OF BEGINNING; thence South 15 degrees 12 minutes 09 seconds West a distance of 314.74 feet to an iron pin; thence South 89 degrees 59 minutes 42 seconds West, a distance of 659.37 feet to an iron pin; thence North 15 degrees 13 minutes 53 seconds East, a distance of 20.00 feet to an iron pin; thence North 89 degrees 57 minutes 57 seconds East, a distance of 238.53 feet, to an iron pin; thence North 32 degrees 05 minutes 41 seconds East, a distance of 153.34 feet to an iron pin; thence North 22 degrees 22 minutes 42 seconds West, a distance of 167.01 feet to an iron pin on the North boundary line of said South Half; thence South 90 degrees 00 minutes 00 seconds East along said North boundary line of said South Half for a distance of 480.23 feet to an iron pin to the POINT OF BEGINNING.

### Parcel 3:

Commencing at the Northeast corner of the South Half of the Northeast Quarter of the Northwest Quarter of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 90 degrees 00 minutes 00 seconds West along the North boundary line of said South Half for a distance of 855.13 feet to an iron pin; thence South 15 degrees 12 minutes 09 seconds West a distance of 314.74 feet to the POINT OF BEGINNING; thence South 89 degrees 59 minutes 42 seconds West for 785.93 feet, more or less, to the East Right of Way Line of Shelby County Road No. 55; thence South 22 degrees 03 minutes 46 seconds West along said road right of way line for a distance of 16.19 feet; thence North 89 degrees 59 minutes 42 seconds East for 892.01 feet; thence North 00 degrees 00 minutes 00 seconds East for 15.00 feet; thence South 89 degrees 59 minutes 42 seconds West for 100.0 feet to the POINT OF BEGINNING.



20170123000027510 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
01/23/2017 01:43:14 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name MICHAEL LONG

Grantee's Name MATTHEW K. ALLISON

Mailing Address: 173 OAKMONT RD  
BIRMINGHAM, AL 35244

Mailing Address: 10854 HIGHWAY 55  
STERRETT, AL 35147

Property Address 10854 HIGHWAY 55  
STERRETT, AL 35147

Date of Sale: January 17, 2017

Total Purchaser Price \$359000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

(Recordation of documentary evidence is not required)

\_\_\_\_ Bill of Sale

\_\_\_\_ Appraisal

\_\_\_\_ Sales Contract

\_\_\_\_ Other \_\_\_\_\_

x Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date of which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Sec. 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Sec. 40-22-1 (h).

Date January 17, 2017

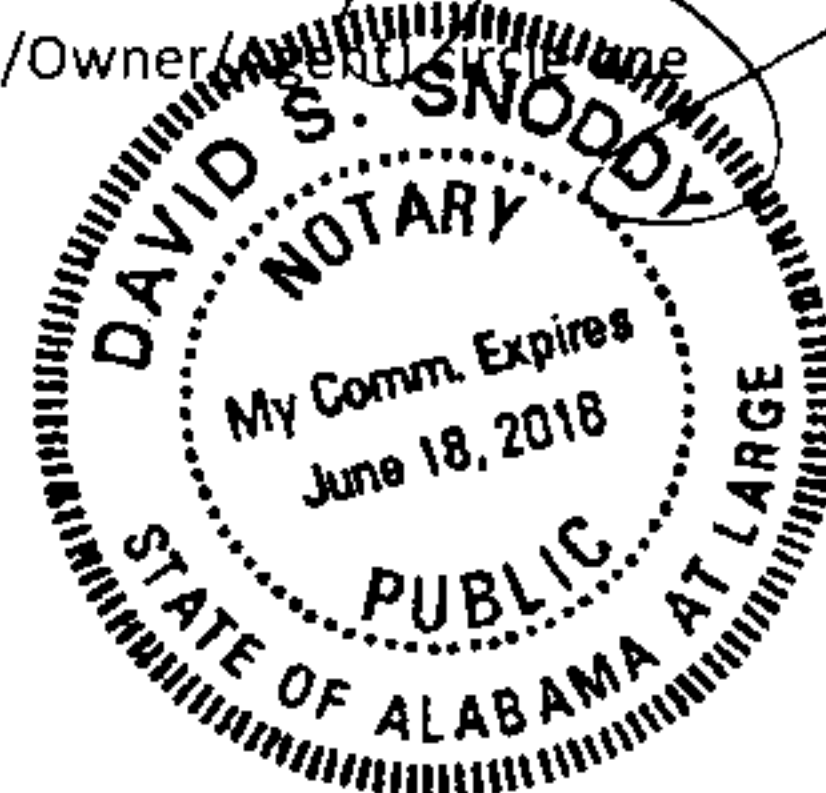
Print MICHAEL LONG

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent)



20170123000027510 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
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