

This Instrument was Prepared by:

Send Tax Notice To: Brad Dawson
Paige Dawson

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-17-23504

142 Narrows Peak Circle
Birmingham, Ala 35242

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



20170130C00036490 1/3 \$103.50
Shelby Cnty Judge of Probate: AL
01/30/2017 03:16:51 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Two Thousand One Hundred Fifty Dollars and No Cents (\$82,150.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Margaret B. Hairston and James A. Hairston**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brad Dawson and Paige Dawson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$69,800.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the 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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of January, 2017.

Margaret B. Hairston

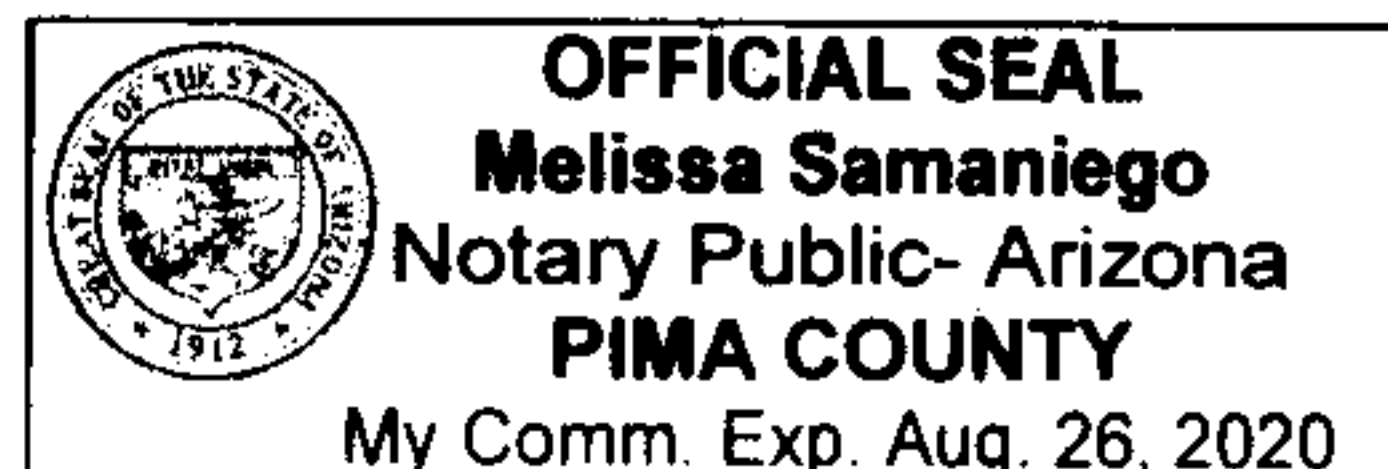
James A. Hairston

State of ARIZONA
County of PIMA

I, Melissa Samaniego, a Notary Public in and for the said County in said State, hereby certify that Margaret B. Hairston and James A. Hairston, whose name(s) 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 the ^{16th} ~~17th~~ day of January, 2017.

Notary Public, State of ~~Alabama~~ ARIZONA
Mike T. Atchison
My Commission Expires:



Shelby County, AL 01/30/2017
State of Alabama
Deed Tax: \$82.50

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the following described lands lying within the NE 1/4 of NW 1/4 of Section 15, Township 19 South, Range 2 East:

Part of the NW 1/4 and NE 1/4 of Section 15, Township 19 South, Range 2 East; begin at the SE corner of the NE 1/4 of NW 1/4 of Section 15, Township 19 South, Range 2 East for point of beginning; thence West 1,330 feet; thence North 1,265 feet; thence East 270 feet; thence South 210 feet; thence East 3125 feet; thence North 210 feet; thence East 350 feet; thence South 150 feet; thence East 245 feet; thence South 150 feet; thence West 110 feet; thence Southeast 210 feet; thence West 137.45 feet; thence Southeast 404.7 feet; thence Northeast 100 feet; thence Southeast 310 feet; thence Northeast 210 feet; thence South 301.98 feet; thence East 210 feet to right of way; Southerly 680 feet; thence Southwest 105 feet; thence Southeast 210 feet; thence Northeast 105 feet; thence Southeast 100 feet; thence Northeast 460 feet; thence Northwest 210 feet; thence Southwest 420 feet; thence Northwest 290 feet; thence Northeast 220 feet; thence Northwest 195 feet; thence Northeast 120 feet; thence Southeast 166.4 feet; thence Northeast 261.78 feet; thence Northwest 226.4 feet; thence Southwest 370 feet; thence North 138.3 feet; thence Northeast 290 feet; thence Northwest 415.1 feet; thence Southwest 250 feet; thence Northwest 210 feet; thence Northeast 210 feet; thence Northwest 250 feet; thence Southwest 210 feet; thence Northwest 181 feet; thence North 115 feet; thence East 250 feet; thence South 100 feet; thence Southeast 91 feet; thence East 195 feet; thence North 150 feet; thence Southeast 290 feet; thence Southeast 420 feet to East line of W 1/2 of NE 1/4; South along East line 1,090 feet; thence Southwest 630 feet to Southwest right of way of County Road 81; thence Southeast along road 200 feet; thence Southwest 208.71 feet; thence South 104.35 feet to South line of NE 1/4; thence Northeast 210 feet to County Road 81; thence Southeast along said road 215 feet; thence West 1,135 feet; thence North 1,320 feet to point of beginning.

Less and except deed recorded in Instrument #20070906000418260, in the Probate Office of Shelby County, Alabama.

Less and except deed recorded in Instrument #20070906000418270, in the Probate Office of Shelby County, Alabama.



20170130000036490 2/3 \$103.50
Shelby Cnty Judge of Probate, AL
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20170130000036490 3/3 \$103.50
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Real Estate Sales Validation Form

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

Grantor's Name	Margaret B. Hairston James A. Hairston	Grantee's Name	Brad Dawson Paige Dawson
Mailing Address		Mailing Address	142 Narrow Peak Circle Birmingham, AL 35242
Property Address	0 Hwy 83 Vincent, AL 35178	Date of Sale	January 17, 2017
		Total Purchase Price	\$82,150.00
		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
☐ 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 on 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 of 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 § 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 § 40-22-1 (h).

Date January 16, 2017

Unattested

(verified by)

Print Margaret B. Hairston

Sign

Margaret B. Hairston
(Grantor/Grantee/Owner/Agent) circle one