

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-16-23487

Send Tax Notice To: Daniel R. Fisher
Barbara D. Fisher

1062 Independence Ct.
Atlasta, AL 35007

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, 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, **Sandra B. Morrison**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Daniel R. Fisher and Barbara D. Fisher**, (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 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein.

Sandra B. Morrison is the surviving grantee, in Real Book 245, Page 181, Probate Office, Shelby County, Alabama; the other grantee, Ronnie C. Morrison is deceased having died on November 14, 2008.

\$22,500.00 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 30th day of January, 2017.



Sandra B. Morrison



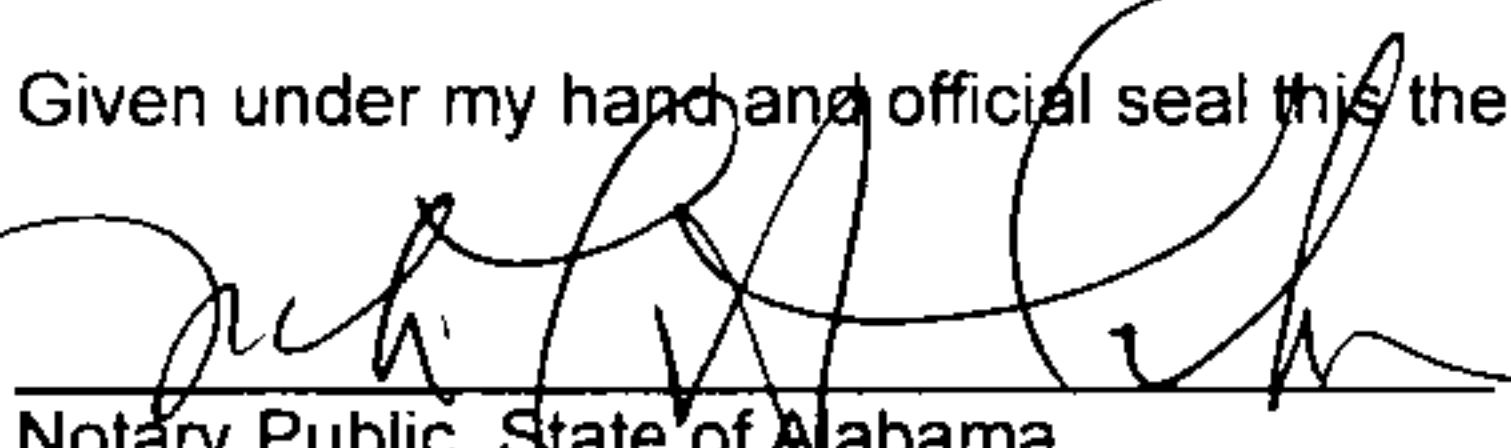
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Shelby Cnty Judge of Probate: AL
02/13/2017 01:28:26 PM FILED/CERT

State of Alabama

County of Shelby

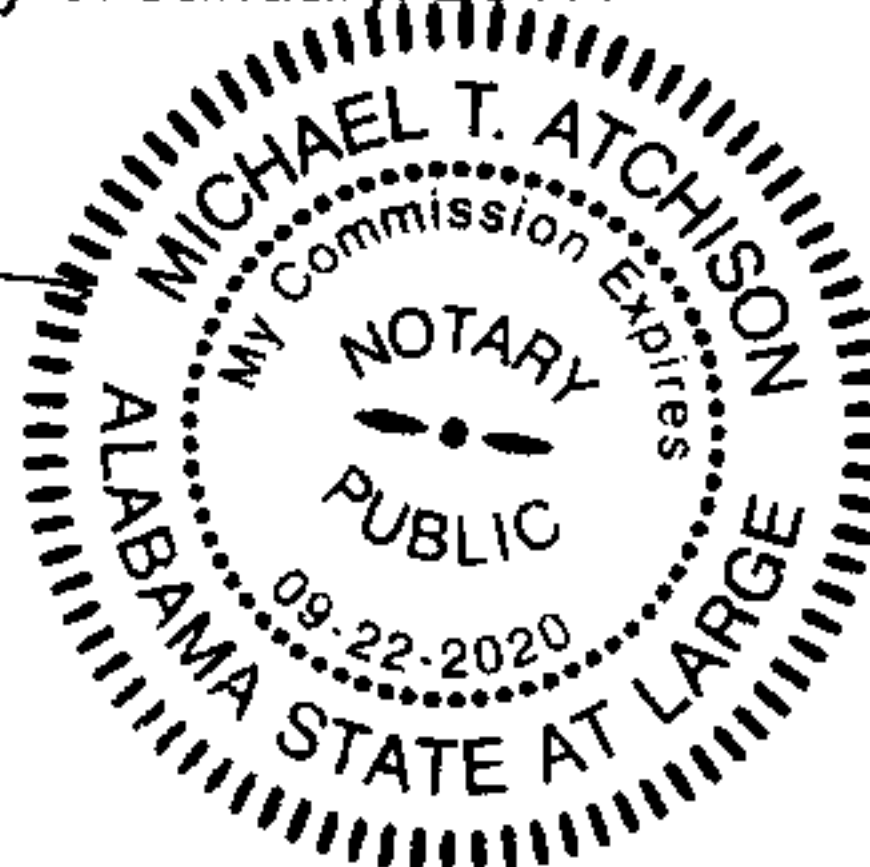
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sandra B. Morrison, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2017.


Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



Shelby County: AL 02/13/2017
State of Alabama
Deed Tax: \$7.50

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 28, Township 24 North, Range 15 East; run thence North 88 degrees 04 minutes 48 seconds East along the North line of said Section 28 for 91.72 feet; run thence South 01 degrees 55 minutes 12 seconds East for 187.99 feet to the point of beginning; run thence South 52 degrees 43 minutes 52 seconds East for 147.50 feet; run thence South 75 degrees 22 minutes 38 seconds West for 176.0 feet, more or less, to the margin of Lay Lake; run thence in a Northerly, thence Easterly direction along said margin for 250.0 feet, more or less, to the point that is North 52 degrees 43 minutes 52 seconds West and 20 feet, more or less, from the point of beginning; run thence South 52 minutes 43 minutes 52 seconds East for 20 feet, more or less, to the point of beginning. Said lands being Sections 28 and 29, Township 24 North, Range 15 East.


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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 Sandra B. Morrison
Mailing Address * 5320 Hickory Hill Dr.
Trussville
AL 35173
Property Address 0 Old Mill Creek Rd.
Shelby, AL 35143

Grantee's Name Daniel R. Fisher
Barbara D. Fisher
Mailing Address 1062 Independence Ct
Alabaster AL 35007
Date of Sale January 30, 2017
Total Purchase Price \$30,000.00
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 30, 2017

Print Sandra B. Morrison

Unattested

Sign Sandra B. Morrison
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

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Shelby Cnty Judge of Probate, AL
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Form RT-1