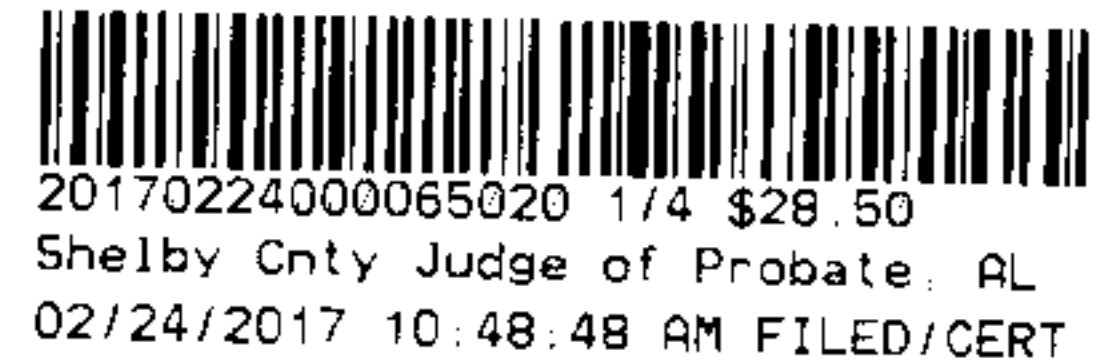


THIS INSTRUMENT PREPARED BY:
HILL, HILL & GOSSETT, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
215 Owls Hollow Drive
Leeds, AL 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty Four Thousand Five Hundred and No/100 Dollars (\$144,500.00) to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, James Shelby and wife Jennifer Shelby (herein referred to as Grantors) do grant, bargain, sell and convey unto Brady New and Lenzie Macon (herein referred to as GRANTEES) 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 Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made of part hereof.

Subject To:

1. Mineral and mining rights and rights incident thereto recorded in Deed Book 24, page 422, in the Probate Office of Shelby County, Alabama.
2. Transmission line permit to Alabama Power Company, recorded in Deed Book 131, Page 197, in the Probate Office of Shelby County, Alabama.
3. Easement Agreement recorded in instrument 1998-43125 and instrument 1998-43124 in the Probate Office of Shelby County, Alabama.

All recorded in the Probate Office of Shelby County, Alabama.

\$140,165.00 of the above recited consideration was paid by mortgage loan executed 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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 02/24/2017
State of Alabama
Deed Tax: \$4.50

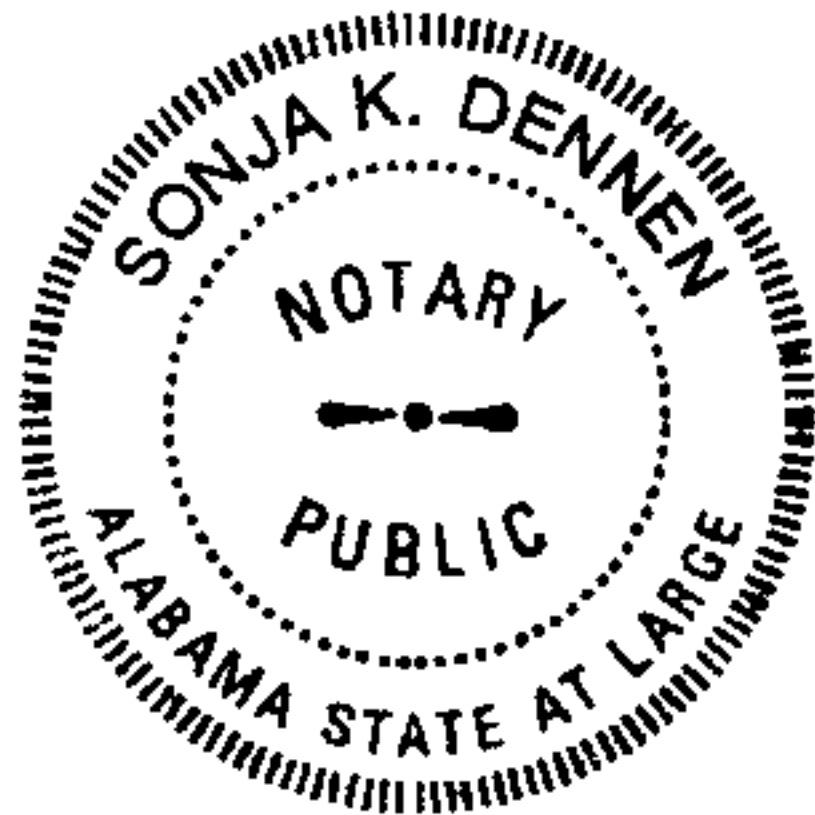
IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 16 day of February, 2017.

[Signature]
James Shelby
[Signature]
Jennifer Shelby

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Shelby and Jennifer Shelby, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of February, 2017.



[Signature]
Notary Public

My Commission Expires: 6/1/2018



20170224000065020 2/4 \$28.50
Shelby Cnty Judge of Probate, AL
02/24/2017 10:48:48 AM FILED/CERT

EXHIBIT "A"

Commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 18 South, Range 1 East; thence West along the South line of said 1/4-1/4 section 1042.34 feet to the point of beginning of tract herein described; thence continue along the last named course 497.83 feet to a found 1/2 inch rebar; thence 123° 24' 00" to the right Northeasterly 209.62 feet to a found 1/2 inch rebar; thence 56° 36' 00" to the right East 497.83 feet; thence 123° 24' 00" to the right 209.63 feet to the point of beginning.

Together with that certain non-exclusive easement for Ingress/Egress described as:

A 20.00 foot non-exclusive easement for ingress and egress described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 7, Township 18 South, Range 1 East; thence West along the South line of said 1/4-1/4 section 277.00 feet to a found 1 inch iron and to a point on the Northwestern right of way line of County Highway #41; thence 123° 24' 00" to the right and along said right of way line 209.62 feet to a found 1 inch pipe; thence 123° 24' 00" to the left 968.23 feet to the point of beginning of a 20.00 foot easement (10.00 feet each side of the following described) Thence 91° 07' 01" to the right 13.66 feet; thence 90° 00' to the right 15.25 feet; thence 3° 02' 19" to the left 151.27 feet; thence 4° 27' 02" to the right 162.02 feet to a point on a curve to the left having a central angle 43° 07' 52" a radius 227.71 feet; thence along arc of said curve 171.42 feet to the point of tangent; thence along said tangent 24.48 feet to a point on a curve to the right 112.58 feet to the end of said 20.00 foot easement point. Also being the Northwestern right of way line of County Highway #41.



20170224000065020 3/4 \$28.50
Shelby Cnty Judge of Probate, AL
02/24/2017 10:48:48 AM 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 JAMES & JENNIFER SHELBY
Mailing Address 215 OWLS HOLLOW DRIVE
LEEDS, AL 35094

Grantee's Name BRADY NEW & LENZIE MACON
Mailing Address 215 OWLS HOLLOW DRIVE
LEEDS, AL 35094

Property Address 215 OWLS HOLLOW DRIVE
LEEDS, AL 35094

Date of Sale FEBRUARY 16, 2017
Total Purchase Price \$ 144,500.00

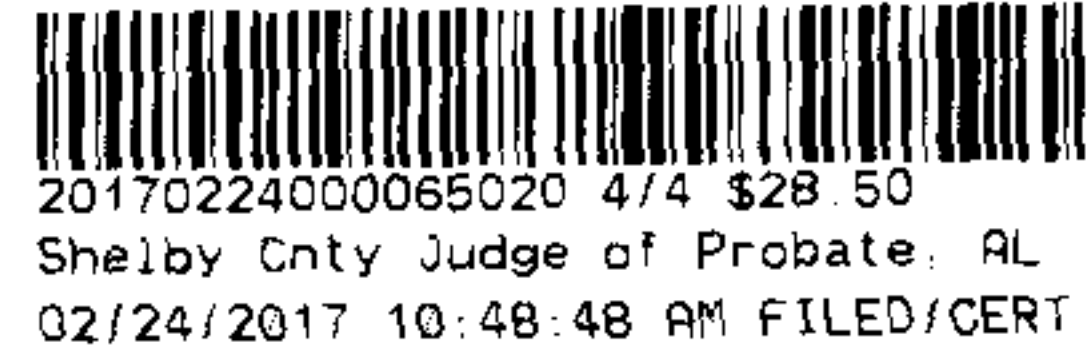
or
Actual Value \$ _____

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
- Sales Contract
- Closing Statement

- Appraisal
- Other



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 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 § 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 _____

Print JAMES SHELBY

Unattested

Sign X

(verified by)

(Grantor/Grantee/Owner/Agent) circle one