This Instrument was Prepared by:

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

File No.: S-17-23704



Shelby Cnty Judge of Probate, AL 04/04/2017 02:35:31 PM FILED/CERT

Send Tax Notice To: Timothy Montgomery Cheree Montgomery

416 Huy 435 Columbiana, A135051

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 Two Hundred Thirty Eight Thousand Five Hundred Dollars and No Cents (\$238,500.00), 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, Bennett Keith Starnes and wife, Kim Starnes and Elizabeth Starnes, a married woman, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Timothy Montgomery and Cheree Montgomery, (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. Property constitutes no part of the homestead of Elizabeth Starnes or her spouse.

\$0.00 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 $3^{(s)}$ day of

Kim Starnes

Bennett Keith Starnes

Élizabeth Starnes

Shelby County, AL 04/04/2017 State of Alabama

Deed Tax: \$238.50

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 Bennett Keith Starnes, Kim Starnes, and Elizabeth Starnes, 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 315 day of Mar 2017.

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northwest corner of the above said Southwest 1/4 of the Northeast 1/4, said point being the point of beginning; thence North 90 degrees 00 minutes 00 seconds East, a distance of 1,322.28 feet; thence South 01 degrees 48 minutes 56 seconds East, a distance of 741.36 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 586.38; thence South 01 degrees 48 minutes 56 seconds East, a distance of 729.92 feet to a point on the northerly right of way line of Shelby County Highway 435, 60 foot right of way; thence South 82 degrees 38 minutes 40 seconds West and along said right of way line, a distance of 663.03 feet to a point, said point being the beginning of a non tangent curve to the right, having a radius of 85.90 feet, a central angle of 53 degrees 17 minutes 08 seconds and subtended by a chord which bears North 71 degrees 28 minutes 55 seconds West, and a chord distance of 77.04 feet; thence along the arc of said curve and said right of way line, a distance of 79.89 feet; thence North 02 degrees 06 minutes 09 seconds West and leaving said right of way line, a distance of 229.93 feet; thence North 02 degrees 02 minutes 00 seconds West, a distance of 1,302.38 feet to the point of beginning.

20170404000114070 2/3 \$259 50

Shelby Cnty Judge of Probate, AL 04/04/2017 02:35:31 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	Bennett Keith Starnes Kim Starnes	Grantee's Name	Timothy Montgomery Cheree Montgomery
	Elizabeth Starnes		416 Hun 435
Mailing Address	P.O. Box 52 Columbiana, Al. 3505	Mailing Address	Columbiana Al 3505/
	<u> </u>		
Property Address	280 Highway 435	Date of Sale Total Purchase Price	
	Columbiana, AL 35051	or	Ψ230,300.00
20170404000114070 3/3 \$259.50		Actual Value or	
Shelby Cnty Judge of Probate: AL 04/04/2017 02:35:31 PM FILED/CERT		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 Calca Contract Other			
xx _ Sales Contract Closing Statement		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 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 <u>March 29, 20</u>	<u>17</u>	Print Bennett Keith S	Starnes
Unattested		Sign Lunce	ef leth 1
	(verified by)	Grantor/	Grantee/Owner/Agent) circle one