

This Instrument was Prepared by:

Send Tax Notice To: Timothy Montgomery
Cheree Montgomery

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


20170404000114070 1/3 \$259.50
Shelby Cnty Judge of Probate, AL
04/04/2017 02:35:31 PM FILED/CERT

416 Hwy 435
Columbiana, AL 35051

File No.: S-17-23704

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.

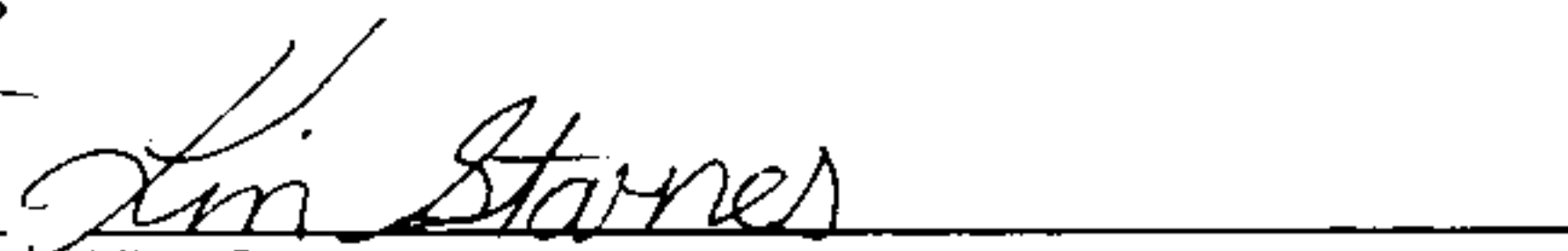
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 31st day of March 2017.


Bennett Keith Starnes


Kim Starnes


Elizabeth Starnes

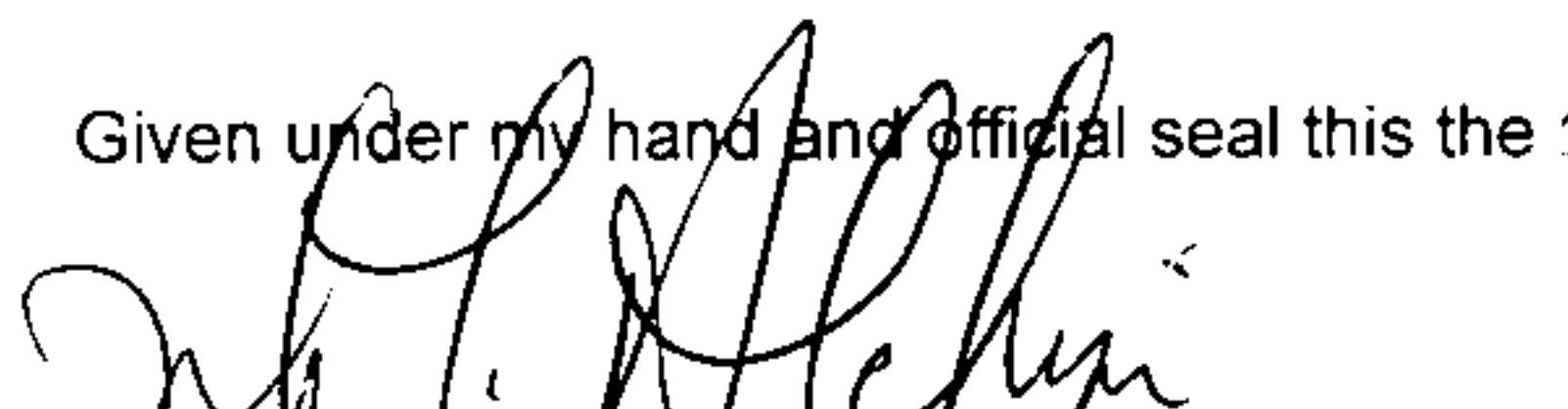
Shelby County, AL 04/04/2017
State of Alabama
Deed Tax: \$238.50

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 31st day of March 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

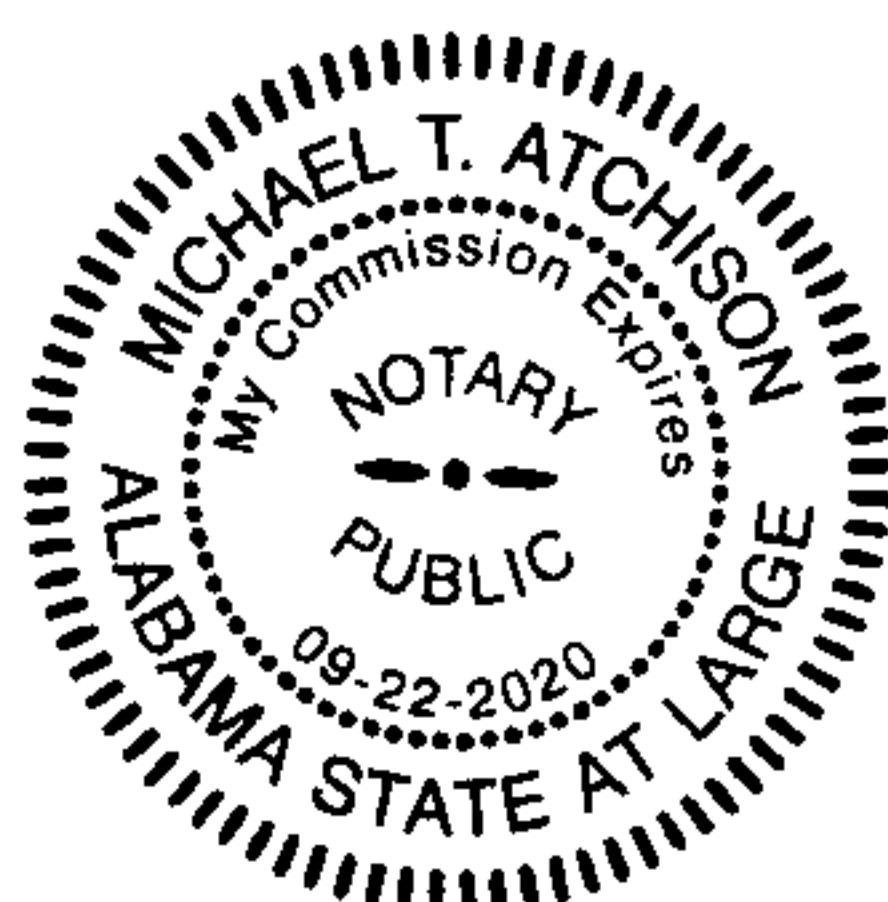


EXHIBIT "A"
LEGAL DESCRIPTION

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.



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