

This Instrument was Prepared by:

Send Tax Notice To: David L. Labbe
Cicily D. Labbe

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-17-23736

132 Park Place Circle
Alabaster, 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 **One Hundred Thirty Nine Thousand Nine Hundred Dollars and No Cents (\$139,900.00)**, 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, **Integrity Partners, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David L. Labbe and Cicily D. Labbe, a married couple** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

The survey and map of 107 Subdivision as recorded in Map Book 47, Page 3, in the Probate Office, Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO

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

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 13th day of April, 2017.

INTEGRITY PARTNERS, LLC

Jason Spinks
Managing Member



20170417000128670 1/3 \$161.00
Shelby Cnty Judge of Probate, AL
04/17/2017 08:46:59 AM FILED/CERT

Shelby County, AL 04/17/2017
State of Alabama
Deed Tax: \$140.00

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jason Spinks as Managing Member of Integrity Partners, LLC, 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 13th day of April, 2017.

Notary Public, State of Alabama

Michael T. Atchison

My Commission Expires: September 22, 2020

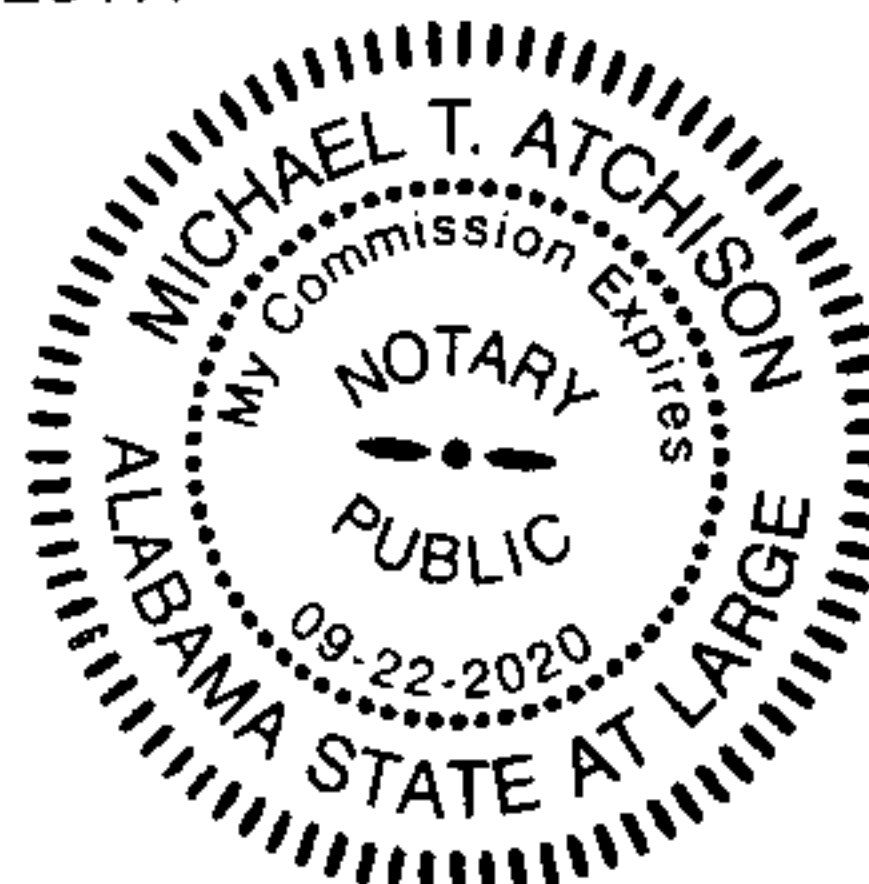


EXHIBIT "A"

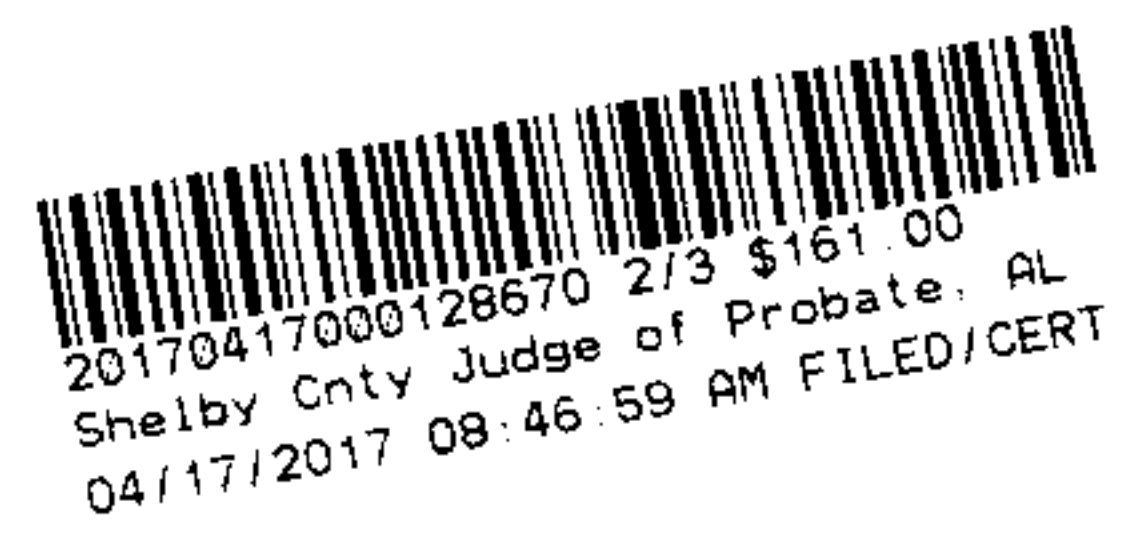
LEGAL DESCRIPTION

Lot 1, according to the survey and map of 107 Subdivision as recorded in Map Book 47, Page 3, in the Probate Office, Shelby County, Alabama.

Bring more particularly described as follows:

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 1, Township 22 South, Range 3 West, Being described as follows;

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said section; said point being a rebar found; thence run to a northerly direction along West boundary of said 1/4-1/4 section 1330.45 feet to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said section; said point being a rebar found and the Point of Beginning of the property herein described; thence deflect left 87 degrees 49 minutes 58 seconds and run in a westerly direction along the south boundary of said 1/4-1/4 section 1280.22 feet to intersection with the easterly right of way of Stamps Junction; thence turn an interior angle of 92 degrees 09 minutes 26 seconds and run to the right in a northerly direction along said easterly right of way 326.22 feet; thence turn an interior angle of 87 degrees 22 minutes 33 seconds and run to the right, leaving said right of way, in a easterly direction 1280.49 feet to intersection with the East line of said Northeast 1/4 of Southwest 1/4; thence turn an interior angle of 92 degrees 39 minutes 15 seconds and run to the right in a southerly direction along the East line of said 1/4-1/4 section 315.78 feet to the POINT OF BEGINNING.



Real Estate Sales Validation Form

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

Grantor's Name	Integrity Partners, LLC	Grantee's Name	David L. Labbe
	<u>3360 DAVEY ALLISON BLVD</u>		Cicily D. Labbe
Mailing Address	<u>Montevallo, AL 35115</u>	Mailing Address	<u>132 Park Place Circle</u>
	<u>AL</u>		<u>Alabama AL 35007</u>
Property Address	<u>123 Co. Rd. 16</u>	Date of Sale	<u>April 13, 2017</u>
	<u>Montevallo, AL 35115</u>	Total Purchase Price	<u>\$139,900.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 April 12, 2017

Unattested

(verified by)

Print Integrity Partners, LLC

Sign

(Grantor/Grantee/Owner/Agent) circle one

20170417000128670 3/3 \$161.00
Shelby Cnty Judge of Probate, AL
04/17/2017 08:46:59 AM FILED/CERT

Form RT-1