

20170509000161450
05/09/2017 02:15:36 PM
DEEDS 1/4

This Instrument was Prepared by:

Send Tax Notice To: Judson L. Greene
Jessica L. Greene
AL

D Barron Lakeman, LLC
1523 Marie Loop
Auburn, AL 36830
File No.: 170120

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 Eighty Thousand Two Hundred Fifty Dollars and No Cents (\$180,250.00)**, 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, **Richard Fish, an unmarried man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Judson L. Greene and Jessica L. Greene**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 6810 Highway 51, Wilsonville, AL 35186**; to wit;

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.

Richard Fish is the surviving grantee of that Deed recorded in Book 314, Page on 8/7/1978, in the Probate Office of Shelby County, Alabama. The other grantee, Josephine Fish having died on or about the 8th day of November 2015

\$171,238.00 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 .

Richard Fish, by and through his attorney in fact
Richard Fish, by and through his attorney-in-fact,
Cynthia Fish Bridgewater

State of Alabama

County of Jefferson

I, Jennifer Banik, a Notary Public in and for the said County in said State, hereby certify that Richard Fish, by and through his Attorney in Fact Cynthia Fish Bridgewater, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she, in her capacity as said attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the .

[Signature]
Notary Public, State of Alabama
Jennifer Banik
My Commission Expires: _____

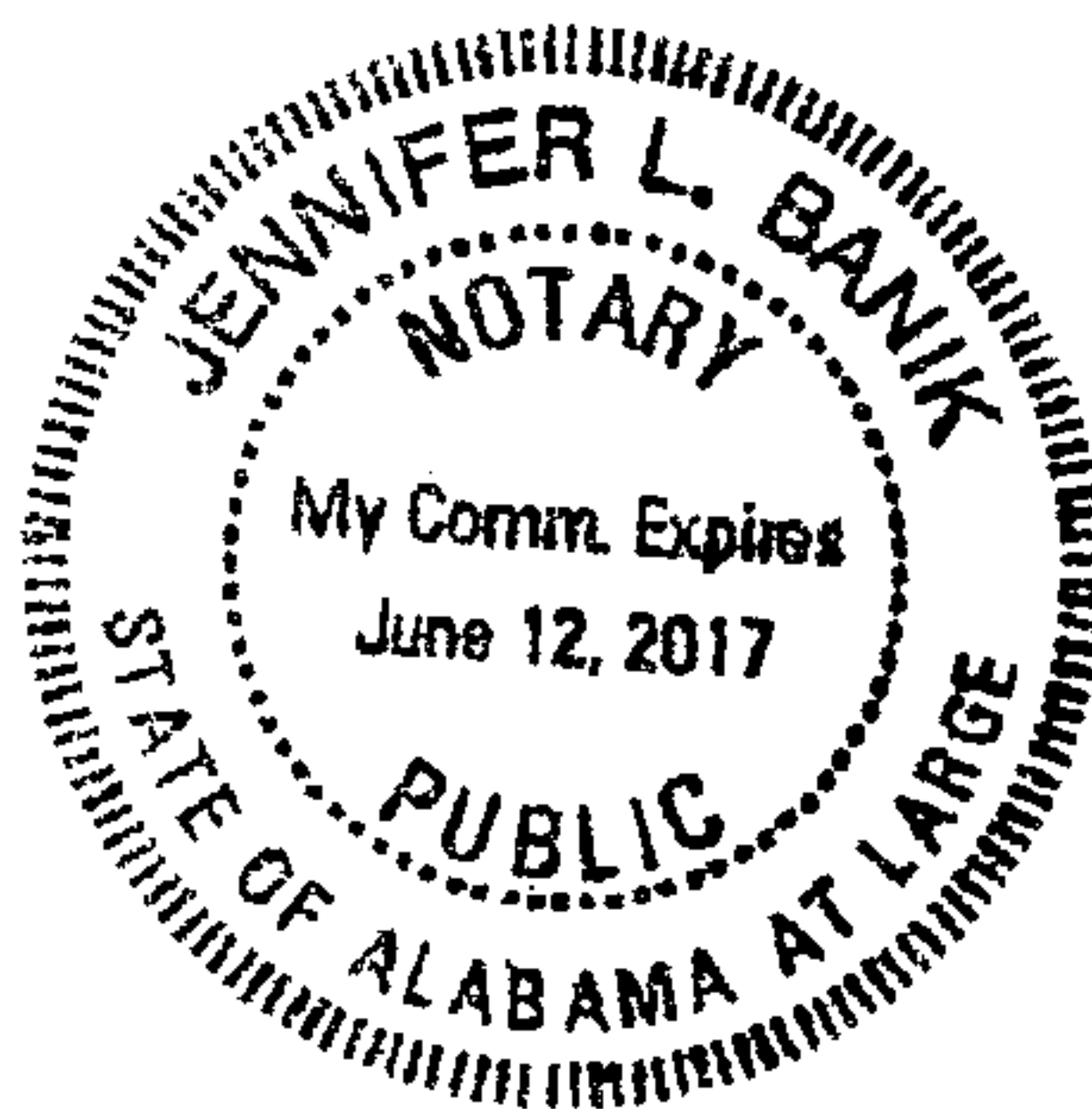


EXHIBIT "A"
LEGAL DESCRIPTION

BEGIN at the SE Corner of the SW 1/4 of the NE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°00'00"E, a distance of 640.17'; thence N87°26'35"W, a distance of 310.00'; thence S00°27'26"E, a distance of 222.54'; thence S78°56'20"W, a distance of 383.16' to a point on the Easterly R.O.W. line of Shelby County Highway 51; thence S18°18'32"E and along said R.O.W. line, a distance of 160.00'; thence S87°17'07"E and leaving said R.O.W. line, a distance of 277.70'; thence S02°24'20"W, a distance of 177.24'; thence S87°30'37"E, a distance of 364.09' to the POINT OF BEGINNING.

LESS & EXCEPT:

Commence at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees, 00 minutes 00 seconds East, a distance of 640.17 feet; thence North 87 degrees 26 minutes 35 seconds West, a distance of 310.00 feet to the Point of Beginning; thence South 00 degrees 27 minutes 26 seconds East, a distance of 222.54 feet; thence South 78 degrees 56 minutes 20 seconds West, a distance of 383.16 feet; thence North 18 degrees 18 minutes 33 seconds West, a distance of 334.38 feet; thence South 87 degrees 26 minutes 35 seconds East, a distance of 479.78 feet to the Point of Beginning.

Said Parcel containing 6.34 acres, more or less.

ALSO AND INCLUDING a 12' Wide Ingress/Egress, Utility and Drainage Easement, lying 6' either side of and parallel to the following described centerline:

Commence at the SE Corner of the SW 1/4 of the NE 1/4 of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama; thence N00°00'00"E, a distance of 640.17'; thence N87°26'35"W, a distance of 310.00'; thence S00°27'26"E, a distance of 51.10' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S84°21'48"W, a distance of 202.23'; thence S51°15'25"W, a distance of 74.44'; thence S81°19'48"W, a distance of 91.47'; thence S73°13'14"W, a distance of 75.44' to a point of the Easterly R.O.W. line of Shelby County Highway 51 and the POINT OF ENDING OF SAID CENTERLINE.

Real Estate Sales Validation Form

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

Grantor's Name Richard Fish
Mailing Address 6810 Highway 51
Wilsonville, AL 35186

Grantee's Name Judson L Greene & Jessica L Greene
Mailing Address 6810 Highway 51
Wilsonville, AL 35186

Property Address 6810 Highway 51
Wilsonville, AL 35186

Date of Sale 04/27/2017
Total Purchase Price \$ 180,250.00
or
Actual Value \$

20170509000161450 05/09/2017 02:15:36 PM DEEDS 4/4 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 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 05/04/2017

Print Jim McLean

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner[Agent]) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/09/2017 02:15:36 PM
\$33.50 CHERRY
20170509000161450

[Signature]

Form RT-1