

This Instrument was Prepared by:

Send Tax Notice To: Zachary Lewis  
Emily Lewis

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

2390 Blue Springs Rd  
willsville, AL 35786

File No.: S-17-23790

**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 **Ninety Seven Thousand Dollars and No Cents (\$97,000.00)**, 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, **The Estate of Margaret A. Lagle, Probate Case No. PR-2016-000808, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Zachary Lewis and Emily Lewis**, (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.**

**\$94,090.00** 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 10th day of May, 2017.

THE ESTATE OF MARGARET A. LAGLE,  
PROBATE CASE NO. PR-2016-000808, SHELBY  
COUNTY, ALABAMA

20170518000172490 1/3 \$118.00  
Shelby Cnty Judge of Probate: AL  
05/18/2017 09:07:59 AM FILED/CERT

By William E. Menzel  
By William E. Menzel  
Personal Representative

Shelby County, AL 05/18/2017  
State of Alabama  
Deed Tax: \$97.00

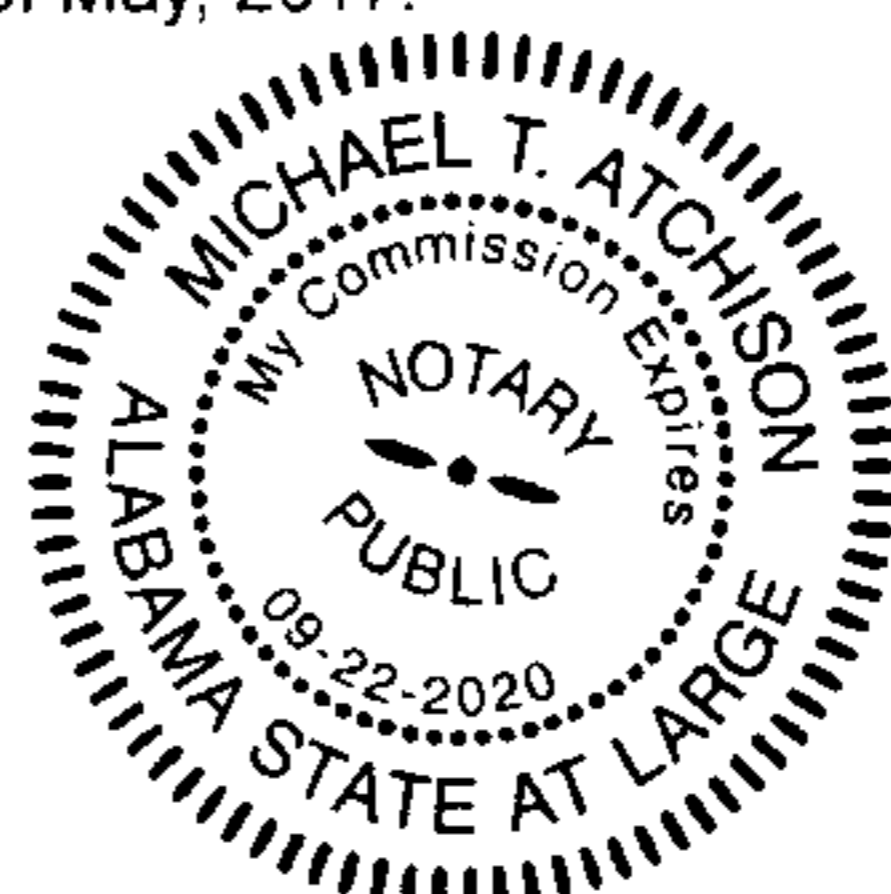
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that William E. Menzel as Personal Representative of The Estate of Margaret A. Lagle, Probate Case No. PR-2016-000808, Shelby County, Alabama, 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 10th day of May, 2017.


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



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land in the Northeast quarter of the Northwest quarter of Section 2, Township 21 South, Range 1 East, being more particularly described as follows:

Commencing at an iron found at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 2; thence North 89 degrees 48 minutes 57 seconds East, along the North line of said section, a distance of 307.18 feet to a point; thence South 00 degrees 16 minutes 18 seconds East, a distance of 24.87 feet, to a 1 1/2" square tubing, found at the point of beginning; thence South 89 degrees 15 minutes 12 seconds East, a distance of 155.72 feet to a 1/2" rebar set, with a cap stamped S. Wheeler CA 0502; thence South 00 degrees 44 minutes 48 seconds West, a distance of 238.05 feet to a 1 1/2" pipe found; thence North 89 degrees 50 minutes 40 seconds West, a distance of 151.47 feet to a 1 1/2" square tubing, found; thence North 00 degrees 16 minutes 18 seconds West, a distance of 239.90 feet to the point of beginning. Situated in Shelby County, Alabama.

  
20170518000172490 2/3 \$118.00  
Shelby Cnty Judge of Probate, AL  
05/18/2017 09:07:59 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 The Estate of Margaret A. Lagle, Probate Case No. PR-2016-000808, Shelby County, Alabama

Grantee's Name Zachary Lewis Emily Lewis

Mailing Address \* 1125 Ferro Ave Bessemer, AL 35020

Mailing Address 2390 Blue Springs Rd Wilsonville AL 35186

Property Address 2390 Blue Springs Rd. Wilsonville, AL 35186

Date of Sale May 10, 2017 Total Purchase Price \$97,000.00

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 Appraisal
xx 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 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 May 16, 2017

Print The Estate of Margaret A. Lagle, Probate Case No. PR-2016-000808, Shelby County, Alabama

Unattested

Sign By William E. Monzell (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

