

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Suzette C. Embry, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Felix Dunn and Vanessa Vienna (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, all of her undivided interest in and to the following described real estate situated in Shelby County, Alabama to-wit:


See attached Exhibit A for legal description

This conveyance severs the joint tenancy with right of survivorship created by deed recorded as Instrument #20080618000248600 in the Probate Office of Shelby County, Alabama.

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.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 persons.

Shelby County, AL 05/22/2017
State of Alabama
Deed Tax: \$55.50


20170522000177870 1/4 \$79.50
Shelby Cnty Judge of Probate, AL
05/22/2017 01:07:51 PM FILED/CERT

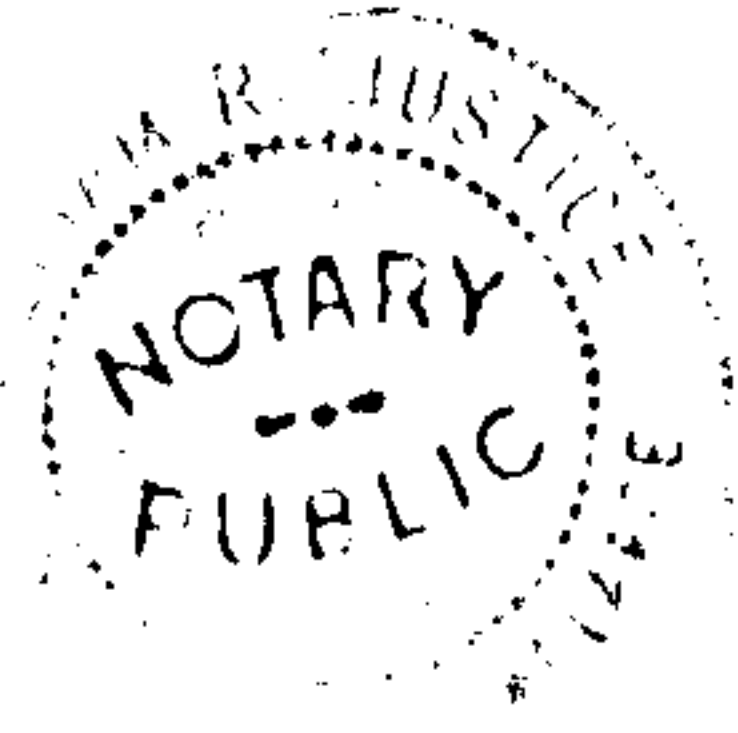
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
22nd day of May, 2017.

Suzette C. Embry
Suzette C. Embry

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Suzette C. Embry, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2017.




Mullen R. Jantz
Notary Public
My commission expires: 9-11-19



20170522000177870 2/4 \$79.50
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EXHIBIT "A"
LEGAL DESCRIPTION


20170522000177870 3/4 \$79.50
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Begin at the NE corner of Section 33, thence West 360 feet; thence South 1001 feet to intersection of State Highway No. 25 Right of way; thence in Southeasterly direction along right of way 180 feet; thence North 120 feet; thence East 180 feet to the intersection of East boundary line of forty acres; thence North 935 feet to starting point, being a part of the NE 1/4 of the NE 1/4, Section 33, Township 18, Range 2 East, Shelby County, Alabama.

Commencing 360 feet West of the NE corner of the NE 1/4 of NE 1/4 and run West to the Rena Maddox lot; thence South 35 yards; thence West to the NW corner of M. E. Walters lot; thence East to the NE corner of the said M. E. Waters lot; thence NE 105 feet along the E.A. Turner lot; thence East 222 feet; thence North along the line of the Duke lot; thence Southeasterly along the Duke lot 35 yards; thence along the line of the Machen lot in a Southeasterly direction 70 yards; thence south to the Mrs. J.B. Lanier lot; thence Southeast to the NE corner of the said Lanier lot; thence in a Northeasterly direction to the line of L.G. Embry's land, near a pine tree and two pine stumps; thence North to the starting point. Being a part of the NE 1/4 of NE 1/4 of Section 33, Township 18 South, Range 2 East. Containing 12 acres, more or less.

Starting at the NE Corner of NW 1/4 of NE 1/4 running South 263 ft. to the center of road running from Calcis across the mountain to the valley road near J.J. Burls house, thence along center of said road in a southwesterly direction across said NW 1/4 of NE 1/4 to half sec. line, thence 933 ft. along said line north to NW Corner of said land, thence east along said sec. line to starting point, containing seventeen (17) acres more or less all included in Sec. 34, TP 18, R2E. Also,

The W 1/2 of the SE 1/4 of Section 27, TP 18, R2E also starting at the SE corner of the T. C. Elliott lot and run East along the Glovers Ferry Road 40 feet, thence North to the M. W. Faulkner lot and thence west along the line of the Faulkner lot to a point perpendicular to the NW corner of the said Elliott lot, thence South to the NW corner of the said Elliott lot and thence South along the Elliott lot to the starting point containing 80 1/2 acres more or less. Being a part of the NE 1/4 of the NE 1/4 of Section 33, Township 18, Range 2 East. Also,

On lot in Calcis, Alabama. Beginning at an established point on the Glovers Ferry Road 317 feet east of the southeast corner of the E.A. Turner Lot, known as the Kidd Lot, and running North 160 feet more or less, thence in an easterly direction parallel with Glovers Ferry Road 90 ft., thence in a southerly direction parallel with the west line 160 feet to the Glovers Ferry Road and then along said road 90 feet to the starting point, containing 1600 square yards, known as the T. C. Elliott lot. Also start at the SE corner of the T. C. Elliott lot and run east along Glovers Ferry Road 40 feet, thence north to the

M. W. Faulkner lot, thence west along the line of the Faulkner lot to a point perpendicular to the NW corner of the Elliott lot, thence south along the Elliott lot to the starting point, Lanier lot, running in a northerly direction 106 ft., thence NW 100 ft., thence a little south of west 79 ft. to the starting point, containing one eighth of an acre more or less. All being a part of the NE 1/4 of the NE 1/4, Sec. 33, TP 18, Range 2 East. Also,

Commencing 360 ft. west of the NE corner of the NE 1/4 of NE 1/4 run west to the Rena Maddox Lot, thence south 35 yards, thence west to the NW corner of M. E. Waters Lot, thence east to the NE corner of the said M. E. Waters Lot, thence NE 105 ft. along the E. A. Turner Lot, thence east 222 ft., thence north along the line of the Duke Lot, thence southeasterly along the Duke Lot 35 yards, thence along the line of the Machen Lot in a southeasterly direction 70 yards, thence south to the Mrs. J. B. Lanier lot, thence southeast to the NE corner of the said Lanier lot, thence a northeasterly direction to the line of L. G. Embry's land, near a pine tree and two pine stumps, thence north to the starting point, being a part of the NE 1/4 of NE 1/4 of Sec. 33, TP, Range 2 East. Containing 12 acres more or less, except the 6 room house now occupied by the grantors and one acre of land on which said house is located. Being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Suzette C. Embry
Mailing Address 46180 Hwy 25
Vincent, AL 35178

Grantee's Name Felix Dunn
Mailing Address Vanessa Vienna
2658 Hwy 83
Vincent, AL 35178

Property Address 46180 Hwy 25
Vincent, AL 35178

Date of Sale 5-22-17
Total Purchase Price \$
or
Actual Value \$
or
 $\frac{1}{2}$ Assessor's Market Value \$ 55,220

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ 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 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 5-22-17

Print Suzette C. Embry

Sign Suzette C. Embry

fied by)

(Grantor/Grantee/Owner/Agent) circle one



20170522000177870 4/4 \$79.50
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Form RT-1