

This Instrument was Prepared by:

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

File No.: S-17-23774

Send Tax Notice To: Curtis Marshall Morrell  
Rachel Elizabeth Morrell  
10020 Highway 25  
Calera AL 35043

## 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 Twenty Five Thousand Five Hundred Dollars and No Cents (\$125,500.00)**, 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, **Terri Connor**, a married (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Curtis Marshall Morrell and Rachel Elizabeth Morrell**, (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.** No part of the homestead of the Grantor herein or her spouse.

**\$123,226.00** 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 May, 2017.

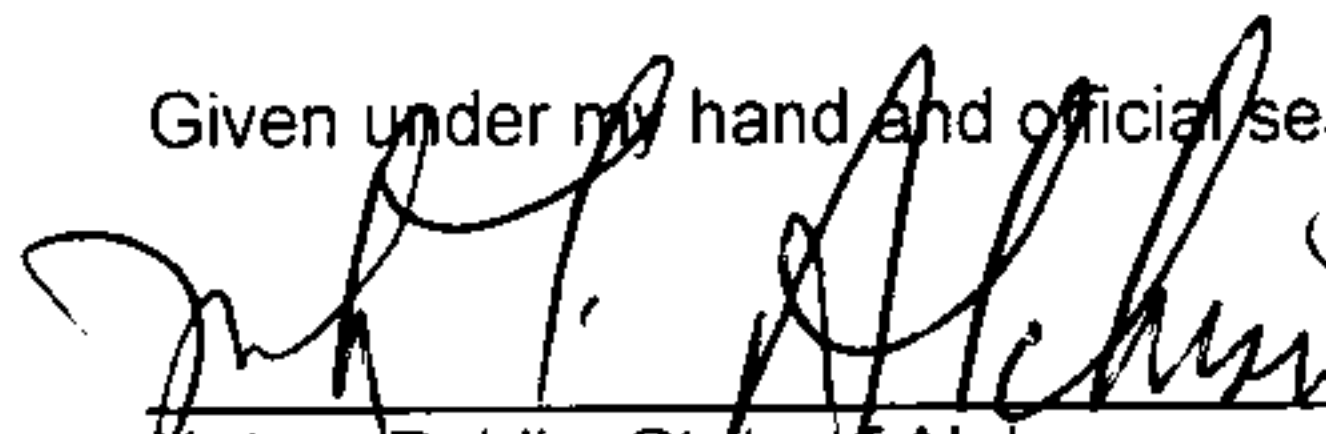
  
Terri Connor

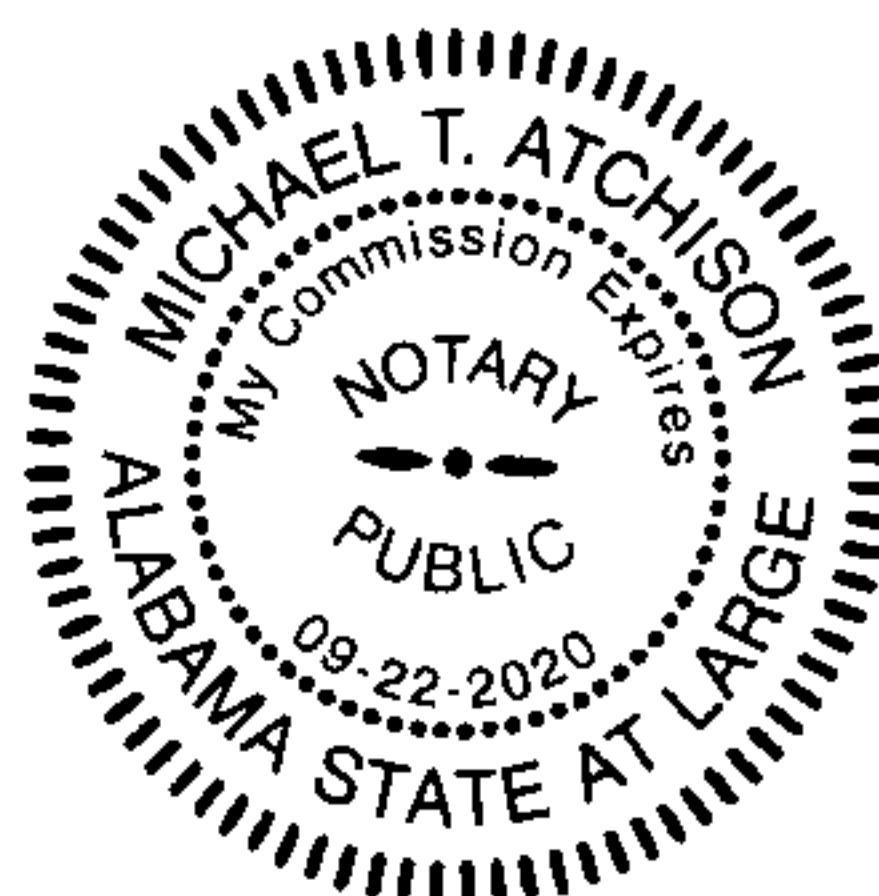
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Terri Connor, 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 May, 2017.

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



  
20170607000200190 1/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
06/07/2017 12:14:17 PM FILED/CERT

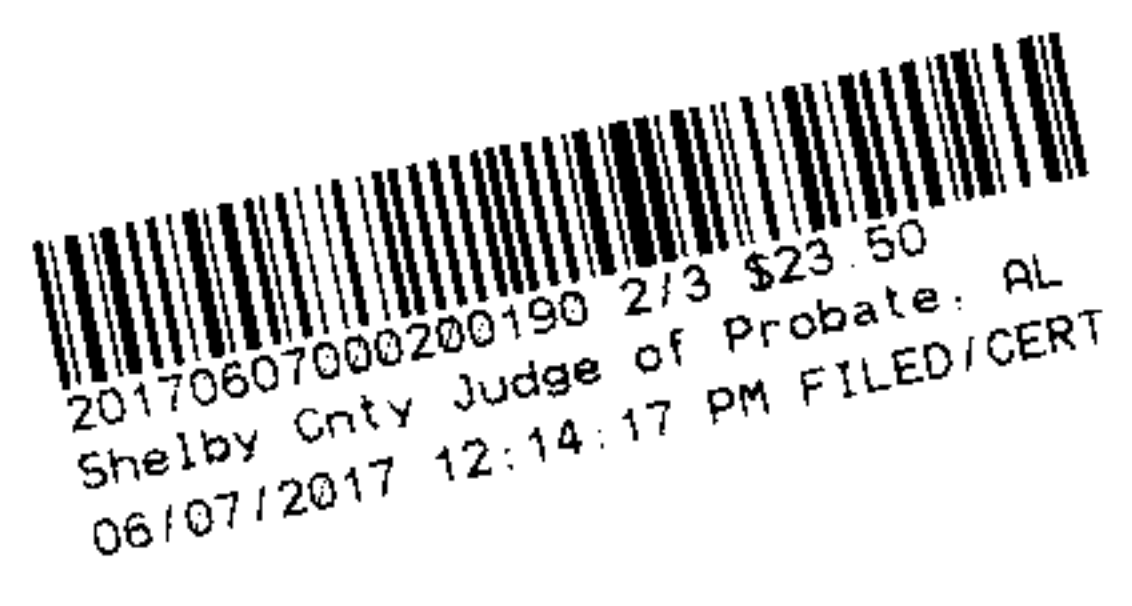
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A part of the SE 1/4 of Section 20, Township 22 South, Range 2 West, being more particularly described as follows: Commence at the Southeast corner of Section 20, Township 22 South, Range 2 West, and run West along said section line 292 feet to the beginning point of the lot herein conveyed; thence North 28 degrees 47 minutes 30 seconds West 525.66 feet to the south right of way line of the Southern Railway Company; thence along said right of way South 59 degrees 56 minutes West 172 feet to the Northeast corner of property owned by Roselle Askins; thence run South 28 degrees 47 minutes 30 seconds East and along said Askins East property line to the South line of said Section 20 to a point which is 172 feet West of the beginning point; thence East along the South line of said Section 20 a distance of 172 feet to the point of beginning.

Less and except the following parcel: Commence at the Southeast corner of Section 20, Township 22 South, Range 2 West and run South 86 degrees 30 minutes West 302 feet; thence North 29 degrees 40 minutes West 225.0 feet to the point of beginning; thence continue North 29 degrees 40 minutes West 232.70 feet to the South right of way line of Highway No. 25; thence along highway right of way South 63 degrees 03 minutes West 71.00 feet; thence run South 28 degrees 14 minutes East 232.80 feet; thence run North 63 degrees 03 minutes East 77.30 feet to the point of beginning.

Also, less and except the following parcel: Commence at the Southeast corner of Section 20 Township 22 South, Range 2 West and run thence South 86 degrees 30 minutes West along the South boundary of said Section 20 a distance of 302 feet to the point of beginning, which said point is marked by an iron pin; thence North 29 degrees 40 minutes West 225 feet; thence South 63 degrees 03 minutes West 77.30 feet; thence South 28 degrees 14 minutes East 188.72 feet to the South boundary of said Section 20 which said point is marked by an iron pin thence North 86 degrees 30 minutes East along the South boundary of said Section 20 a distance of 91 feet to the point of beginning.

Also, less and except the following parcel: Commence at the Southeast corner of Section 20, Township 22 South, Range 2 West; thence run West along the South line of said section for 395.98 feet to the point of beginning; thence continue last described course for 87.38 feet; thence 62 degrees 03 minutes 15 seconds right and run northwesterly for 159.31 feet; thence 96 degrees 12 minutes 54 seconds right and run 82.63 feet to an iron pin; thence 85 degrees 16 minutes 09 seconds right and run southeasterly for 191.38 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	Terri Connor	Grantee's Name	Curtis Marshall Morrell
Mailing Address	<u>20 Dogwood Dr</u> <u>Calera, AL 35040</u>	Mailing Address	<u>Rachel Elizabeth Morrell</u> <u>10020 Highway 25</u> <u>Calera AL 35043</u>
Property Address	<u>10020 Highway 25</u> <u>Calera, AL 35040</u>	Date of Sale	<u>May 31, 2017</u>
		Total Purchase Price	<u>\$125,500.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>  </u> Bill of Sale	<u>  </u> Appraisal
<u>xx</u> Sales Contract	<u>  </u> Other
<u>  </u> 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 30, 2017

Print Terri Connor

   Unattested

Sign Terri Connor

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20170607000200190 3/3 \$23.50  
Shelby Cnty Judge of Probate, AL  
06/07/2017 12:14:17 PM FILED/CERT

Shelby County, AL 06/07/2017  
State of Alabama  
Deed Tax: \$2.50

Form RT-1