

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

Send Tax Notice To: Christopher A Keith  
Angela J Keith  
~~291 Autumn Crest Drive~~ 200 Autumn Ridge Dr  
~~Columbiana, AL 35043~~ Columbiana, AL 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama } Know All Men by These Presents: 20170613000208340  
Shelby County DEEDS 1/4 06/13/2017 11:32:00 AM

That in consideration of the sum of **Five Hundred Thousand Dollars and No Cents (\$500,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **David W Bland and Suzanne Bland, husband and wife, whose mailing address is 1534 Summer Way, Idaho Falls, ID 83404** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Christopher A Keith and Angela J Keith, whose mailing address is 291 Autumn Crest Drive, Columbiana, AL 35043** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 291 Autumn Crest Drive, Columbiana, AL 35051**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the Purchase Price is being paid by a Mortgage.

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



**Subject to:**

- All taxes for the year 2017 and subsequent years, not yet due and payable.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
- Rights or claims of parties in possession not shown by the public records.
- Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .
- Easement (including easements for utilities) or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.
- Easement in favor of Alabama Power Company filed in Inst. #2008061600243020.
- That certain Utility Easement from Ashbrooke Trail to the subject property as set out in that Corrective Easement filed in Instrument #20170609000203310.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th day of June, 2017.

  
David W Bland, By: Suzanne Bland/as Agent  
  
Suzanne Bland  
as agent



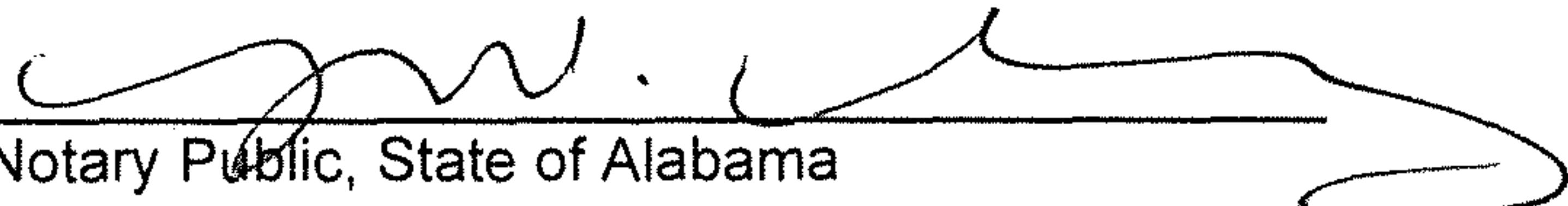
State of Alabama

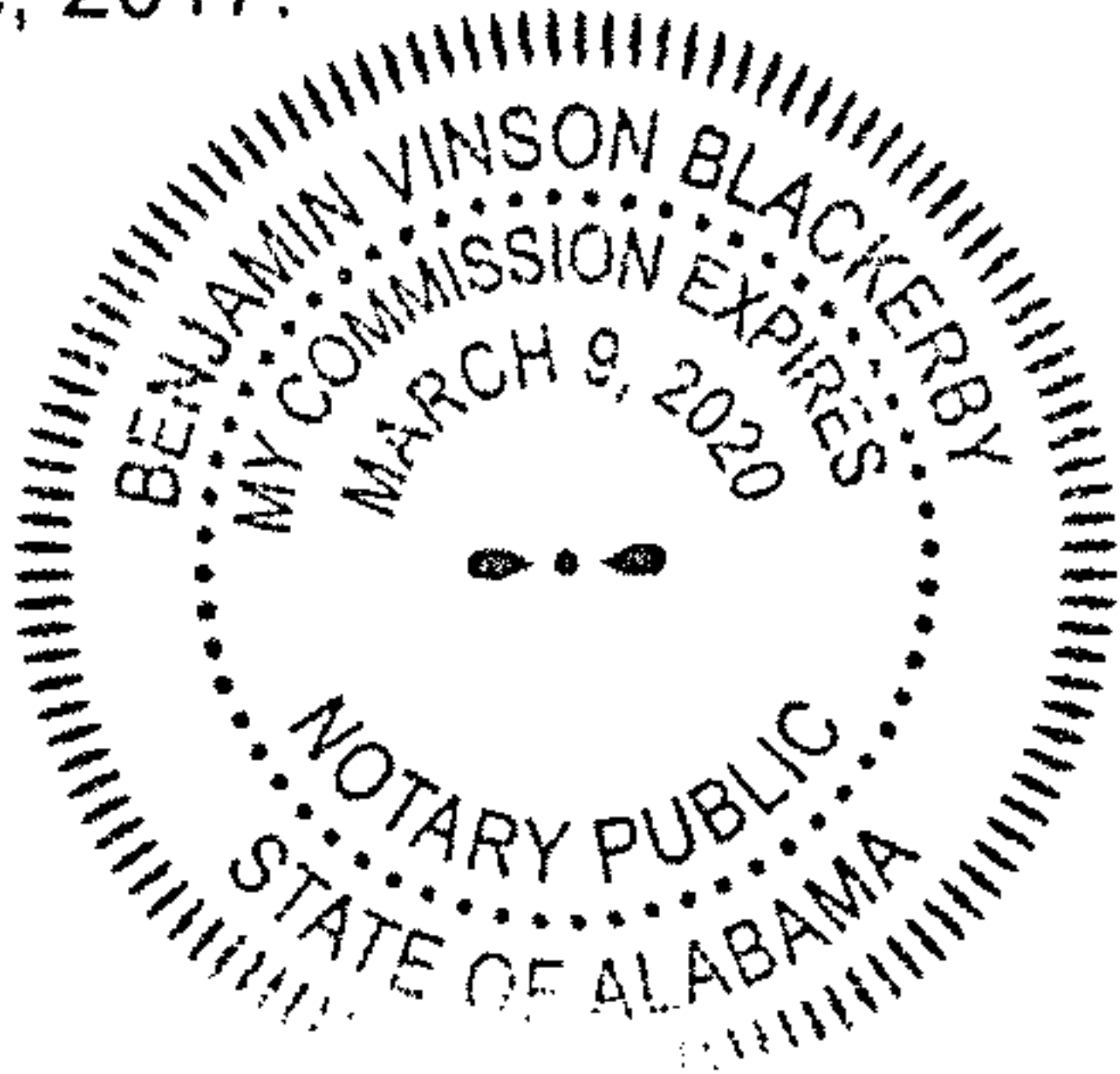
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Suzanne Bland whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of June, 2017.

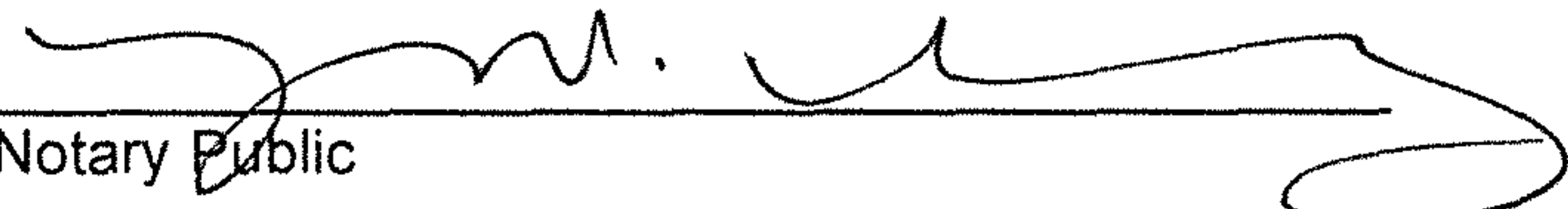
  
Notary Public, State of Alabama  
the undersigned authority  
Printed Name of Notary  
My Commission Expires: 3-9-20

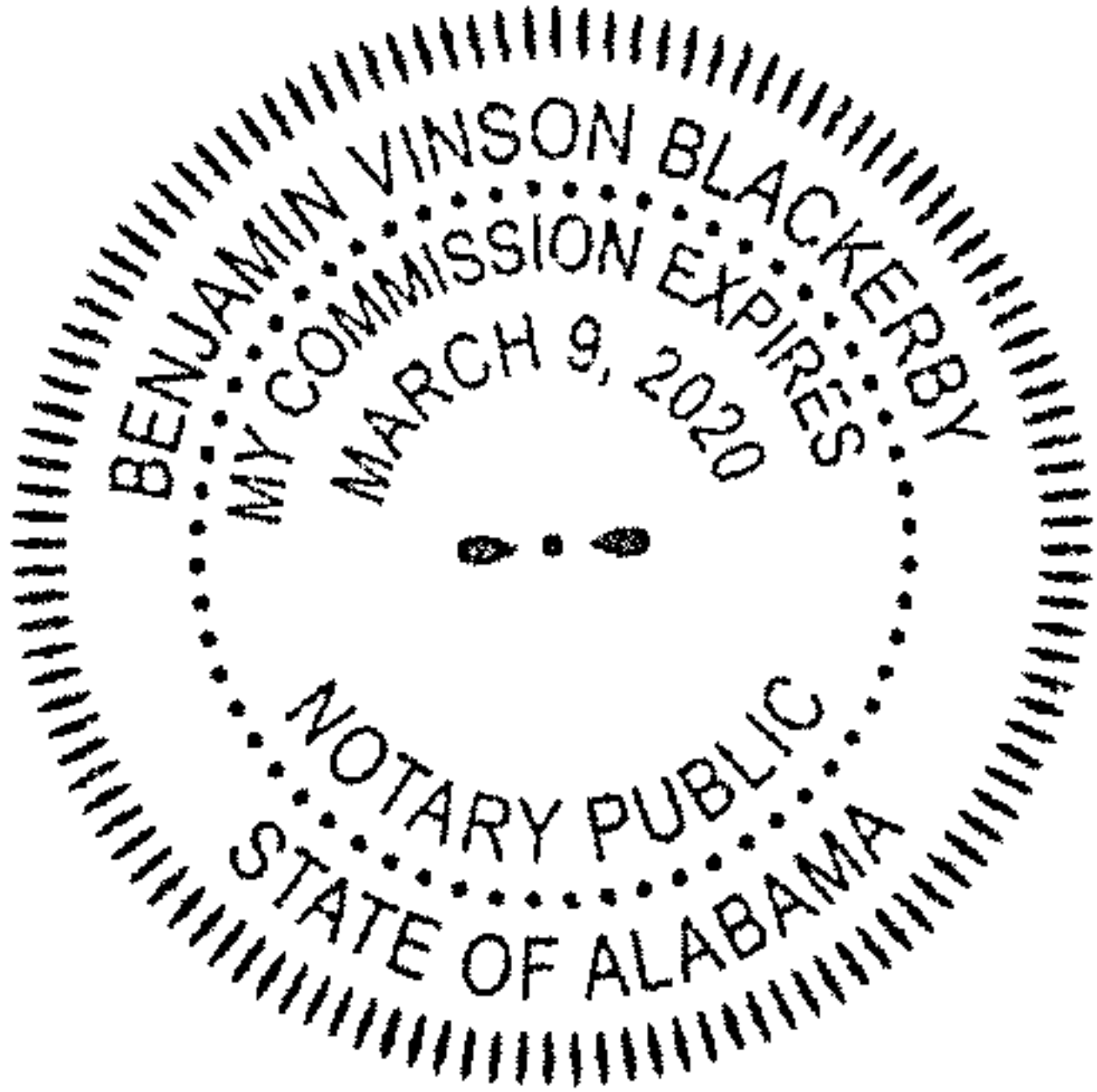


State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Suzanne Bland whose name as Agent/Attorney in Fact for David W. Bland, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Agent/Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on June 09, 2017.

  
Notary Public  
My commission expires: 3-9-20





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

**20170613000208340 06/13/2017 11:32:00 AM DEEDS 3/4**

COMMENCE AT A 1/2 INCH CAPPED PIPE IN PLACE BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE PROCEED NORTH 88 DEGREES 55 MINUTES 14 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 72.30 FEET TO A 1/2 INCH REBAR IN PLACE, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED NORTH 08 DEGREES 36 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 893.81 FEET; THENCE PROCEED SOUTH 86 DEGREES 00 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 910.81 FEET TO A POINT ON THE CENTERLINE OF A 60 FOOT INGRESS AND EGRESS EASEMENT (SET PK NAIL IN ASPHALT); THENCE PROCEED SOUTH 72 DEGREES 19 MINUTES 03 SECONDS EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 322.70 FEET TO A 1/2 INCH REBAR IN PLACE; THENCE PROCEED SOUTH 47 DEGREES 40 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 332.64 FEET; THENCE PROCEED SOUTH 29 DEGREES 46 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 176.03 FEET; THENCE PROCEED SOUTH 48 DEGREES 08 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 102.33 FEET; THENCE PROCEED SOUTH 04 DEGREES 26 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 258.61 FEET TO A 1/2 INCH REBAR IN PLACE BEING LOCATED ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE PROCEED SOUTH 88 DEGREES 55 MINUTES 14 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1072.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

ALSO GRANTED A 60 FOOT INGRESS/EGRESS EASEMENT, BEING 30 FEET IN EQUAL WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING LOCATED ON THE NORTHERLY BOUNDARY OF TARA DRIVE; THENCE PROCEED SOUTH 88 DEGREES 43 MINUTES 04 SECONDS EAST ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF THE NW 1/4 OF SECTION 11 AND ALONG THE NORTHERLY BOUNDARY OF SAID TARA DRIVE FOR A DISTANCE OF 46.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 47; THENCE PROCEED NORTH 13 DEGREES 37 MINUTES 59 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 80.73 FEET; THENCE PROCEED NORTH 07 DEGREES 25 MINUTES 53 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 154.80 FEET; THENCE PROCEED NORTH 00 DEGREES 43 MINUTES 26 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 186.49 FEET; THENCE PROCEED NORTH 06 DEGREES 01 MINUTES 38 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 92.01 FEET TO THE CENTERLINE OF SAID 60 FOOT EASEMENT, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT THENCE PROCEED SOUTH 87 DEGREES 10 MINUTES 51 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 169.64 FEET; THENCE PROCEED SOUTH 72 DEGREES 03 MINUTES 42 SECONDS WEST ALONG THE CENTERLINE OF SAID ROAD FOR A DISTANCE OF 144.00 FEET; THENCE PROCEED SOUTH 86 DEGREES 38 MINUTES 14 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 260.71 FEET; THENCE PROCEED NORTH 63 DEGREES 19 MINUTES 14 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 259.85 FEET; THENCE PROCEED NORTH 78 DEGREES 15 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 215.95 FEET; THENCE PROCEED NORTH 78 DEGREES 15 MINUTES 27 SECONDS WEST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 319.16 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NE 1/4 OF THE NE 1/4 OF SAID SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, 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	David W Bland Suzanne Bland	Grantee's Name	Christopher A Keith Angela J Keith
Mailing Address	1534 Summer Way Idaho Falls, ID 83404	Mailing Address	291 Autumn Crest Drive Columbiana, AL 35043 200 Autumn Ridge Dr Columbiana, AL 35051
Property Address	291 Autumn Crest Drive Columbiana, AL 35051	Date of Sale	June 09, 2017
		Total Purchase Price	\$500,000.00
		or	
		Actual Value	

20170613000208340 06/13/2017 11:32:00 AM 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)

<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 June 09, 2017

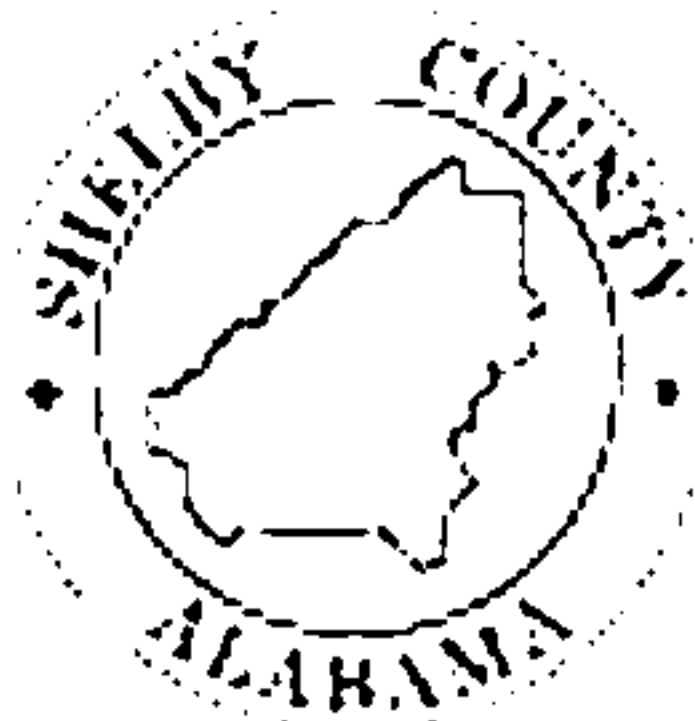
Unattested

(verified by)

Print David W Bland

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/13/2017 11:32:00 AM  
\$524.00 CHERRY  
20170613000208340