

This Instrument was Prepared by:

Send Tax Notice To: Perry Willis

AL 5216 Hwy 47
Shelby AL 35143

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-17-23885

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

20170620000219060 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
06/20/2017 12:39:11 PM FILED/CERT

That in consideration of the sum of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, 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, **Linda Patterson, a married woman and ANNIE Horton, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Perry Willis and Robbie E. Willis** (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 Grantors herein or their spouses. Grantors are all the surviving heirs at law of Arvil C. Benson and Elvie L. Benson.


Ann Horton, Annie B. Horton and Annie Horton are all one in the same person.
\$0.00 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 16th day of June, 2017.


Linda Patterson


ANNIE B. HORTON


State of Alabama

County of Shelby

Shelby County, AL 06/20/2017
State of Alabama
Deed Tax: \$25.00

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Linda Patterson and Annie B. Horton 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 16th day of June, 2017.


Notary Public, State of Alabama
April Clark
My Commission Expires: September 22, 2020

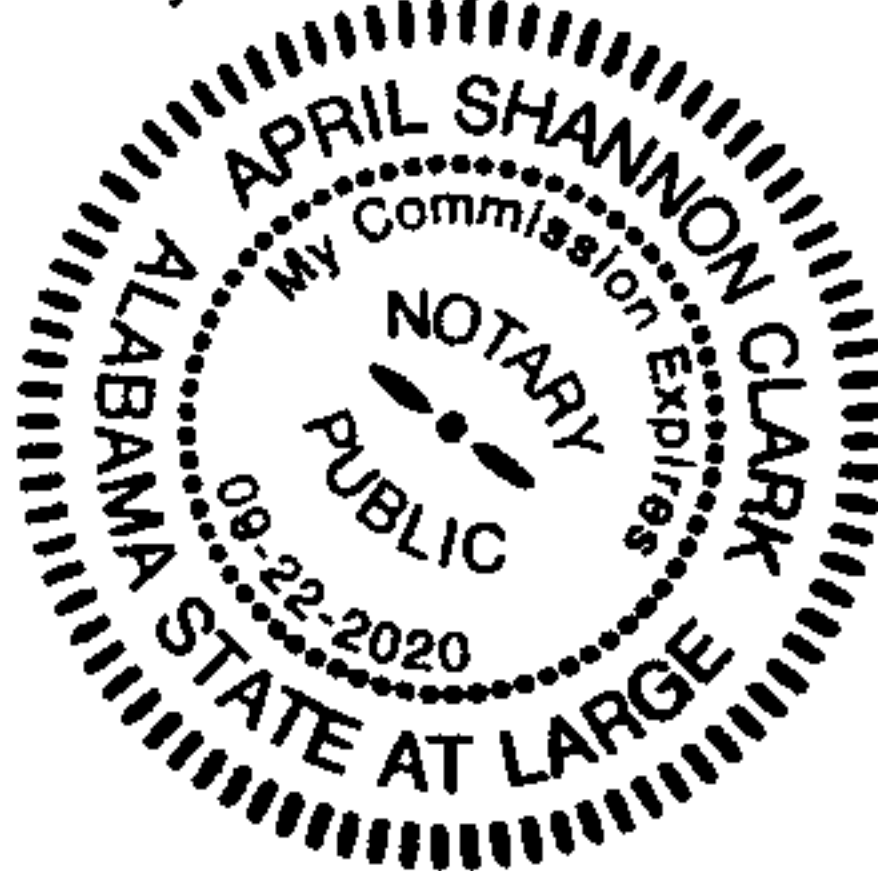


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the southwest corner of Section 19 Township 22 Range 1 East; thence North 3 degrees 30 minutes West along Huntsville meridian line 1026.8 feet to an iron stake; thence North 86 degrees 30 minutes East 615.2 feet for a point of beginning. Continue North 86 degrees 30 minutes East 420 feet to West boundary of Old Montgomery Road as now located; thence South 12 degrees 15 minutes East along West boundary of said road 212 feet; thence South 86 degrees 30 minutes West 452 feet; thence North 3 degrees 30 minutes West 210 feet to point of beginning lying and being in Fraction D. of Fractional Section 19 Township 22 Range 1 East. Situated in Shelby County, Alabama.



20170620000219060 2/3 \$46.00
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Real Estate Sales Validation Form

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


Grantor's Name Linda Patterson
Ann Horton
Mailing Address 4602 Co Rd 24
Billingsley AL 36006
Property Address 5094 Highway 47
Shelby, AL 35143

Grantee's Name Perry Willis
Mailing Address 5216 Highway 47
Shelby, AL 35143
Date of Sale June 16, 2017
Total Purchase Price \$25,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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).

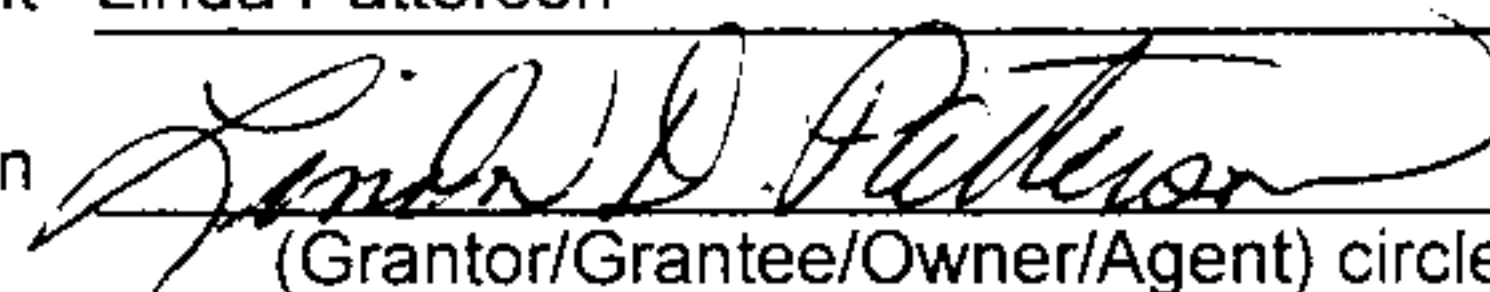
Date June 15, 2017

☐ Unattested

(verified by)

Print Linda Patterson

Sign


(Grantor/Grantee/Owner/Agent) circle one