


This Instrument was Prepared by:

Send Tax Notice To: Kyle Oakes
Martha Oakes

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


20170627000229560 1/3 \$126.00
Shelby Cnty Judge of Probate, AL
06/27/2017 12:22:52 PM FILED/CERT

110 Scarlet Ln
Chelsea, AL 35043

File No.: MV-17-23880

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 Five Thousand Dollars and No Cents (\$105,000.00)**, 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, **Sharron Oakes**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kyle Oakes and Martha Oakes**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **4544 Highway 62, Vincent, AL 35178**; 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.

\$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 12th day of June, 2017.


Sharron Oakes

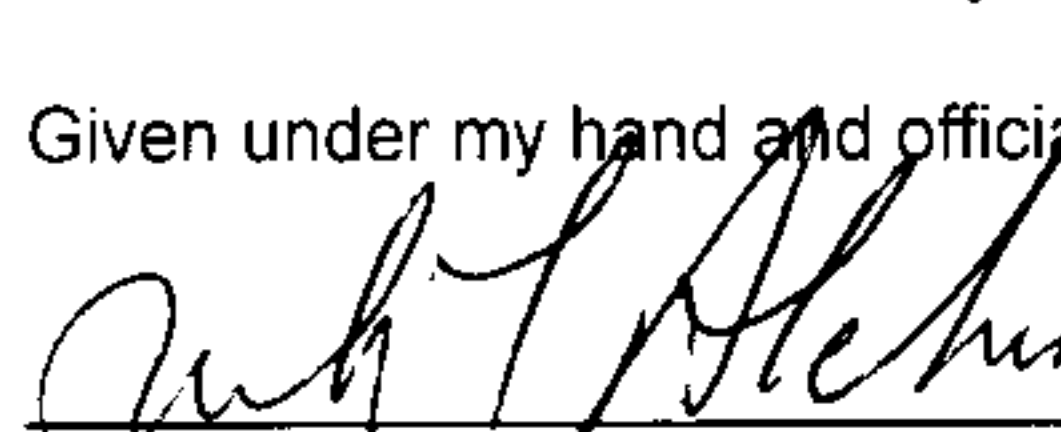
Shelby County, AL 06/27/2017
State of Alabama
Deed Tax: \$105.00

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 Sharron Oakes, 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 12th day of June, 2017.


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

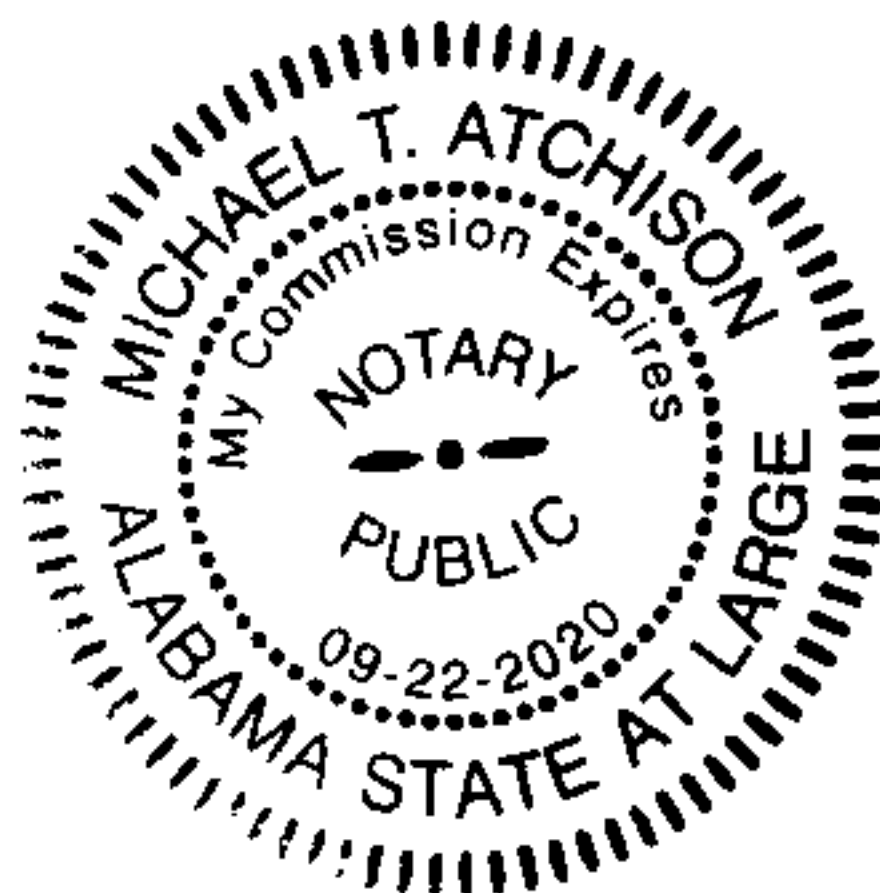


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 19, Township 19 South, Range 3 East, Shelby County, Alabama, being more particularly described as follows: Beginning at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 19, Township 19 South, Range 3 East, Shelby County, Alabama; thence run northerly along the West boundary line of said NE 1/4 of the SE 1/4 a distance of 715.26 feet to a point; thence turn an angle of 89 degrees 12 minutes 49 seconds to the right and run easterly a distance of 195.00 feet to a point; thence turn an angle of 90 degrees 47 minutes 09 seconds to the right and run southerly a distance of 715.44 feet to a point; thence turn an angle of 89 degrees 09 minutes 36 seconds to the right and run westerly along the South boundary line of said NE 1/4 of the SE 1/4 a distance of 195.00 feet to the point of beginning. Situated in Shelby County, Alabama.



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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 Sharron Oakes
4664 Hwy 62
Mailing Address Vincent AL 35178


Property Address 4544 Highway 62
Vincent, AL 35178

Grantee's Name Kyle Oakes
Martha Oakes
Mailing Address 110 Scarlet Ln
Chelsea AL 35042
Date of Sale June 12, 2017
Total Purchase Price \$105,000.00
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
xx 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 14, 2017

Print Sharron Oakes

Unattested

(verified by)

Sign Sharron Oakes

(Grantor/Grantee/Owner/Agent) circle one