

This Instrument was Prepared by:

Send Tax Notice To: David Dobyns
Deidre Dobyns

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

3801 Hwy 55
W. Lenoirville AL 35186

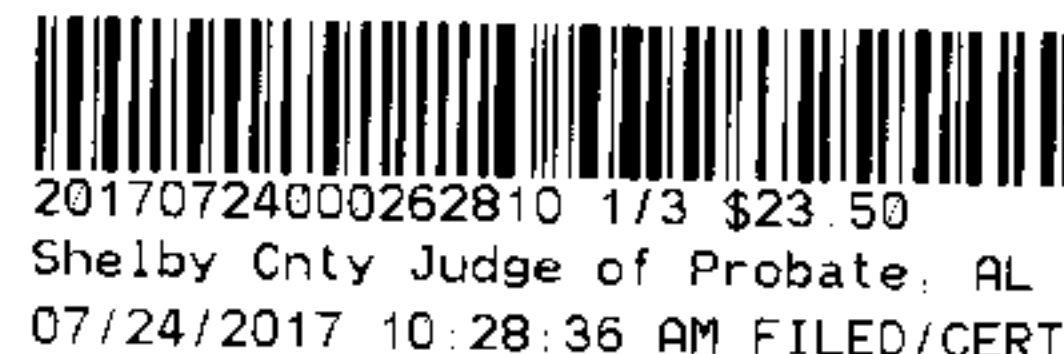
File No.: MV-17-23881

**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 Eight Thousand Dollars and No Cents (\$128,000.00)**, 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, **K. C. Handley and Keyla F. Handley**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David Dobyns and Deidre Dobyns**, (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.

\$125,681.00 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 20th day of July, 2017.

K. C. Handley

Keyla F. Handley

Shelby County, AL 07/24/2017
State of Alabama
Deed Tax: \$2.50

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 K. C. Handley and Keyla F. Handley, 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 20th day of July, 2017.

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

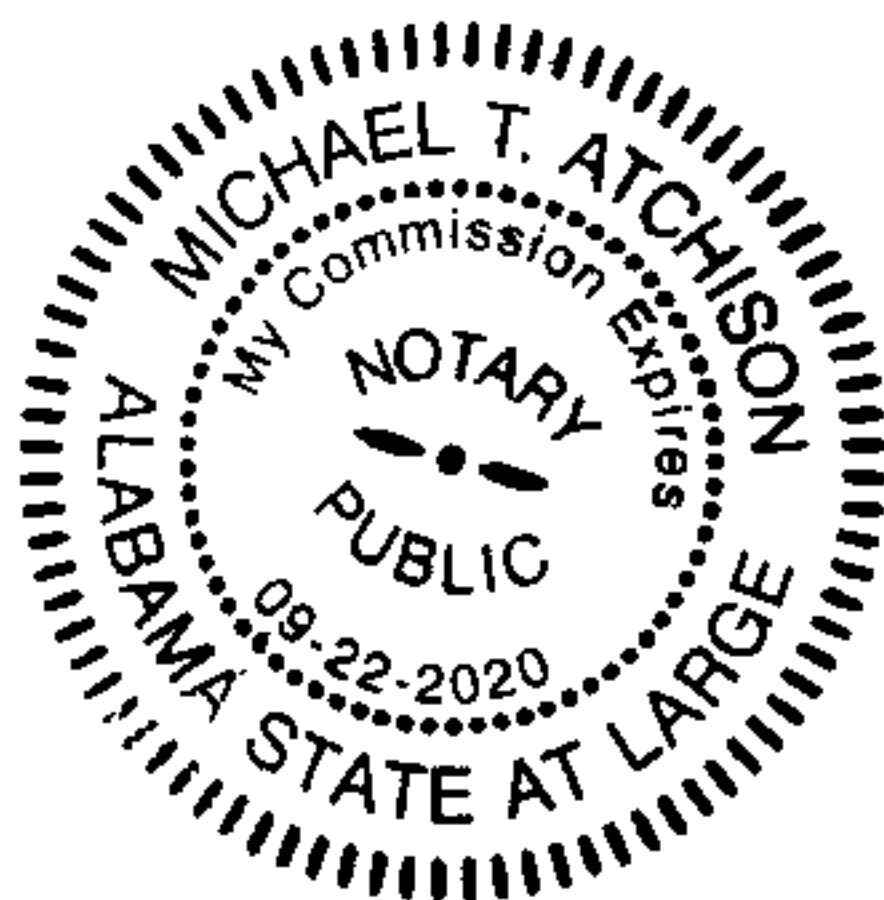


EXHIBIT "A"
LEGAL DESCRIPTION



20170724000262810 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
07/24/2017 10:28:36 AM FILED/CERT

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of said Section, Township and Range; thence South 00 degrees 00 minutes 07 seconds West, a distance of 523.09 feet to a point lying on the westerly right of way line of Shelby County Highway 55, (80' ROW) said point also being the beginning of a curve to the left, having a radius of 1340.00 feet, a central angle of 10 degrees 55 minutes 14 seconds and subtended by a chord which bears South 10 degrees 44 minutes 17 seconds West and a chord distance of 255.02 feet; thence along the arc of said curve and said ROW line a distance of 255.40 feet to the point of beginning; thence South 84 degrees 26 minutes 41 seconds West, and leaving said ROW line a distance of 212.73 feet; thence South 01 degrees 35 minutes 15 seconds a distance of 209.93 feet; thence South 81 degrees 00 minutes 18 seconds East a distance of 153.53 feet; thence South 86 degrees 55 minutes 17 seconds East a distance of 64.18 feet to a point on the westerly ROW line of above said Highway 55; thence North 01 degrees 50 minutes 20 seconds West and along said ROW line a distance of 66.96 feet to a point, said point being the beginning of a curve to the right having a radius of 1340.00 feet, a central angle of 08 degrees 10 minutes 28 seconds and subtended by a chord which bears North 01 degrees 11 minutes 27 seconds East, and a chord distance of 191.01 feet; thence along the arc of said curve and said ROW line a distance of 191.17 feet to the Point of Beginning.

ALSO, an easement for ingress and egress described as follows: Being at the northeast corner of the NE 1/4 of the SE 1/4 of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 07 seconds West, a distance of 523.00 feet to a point lying on the westerly ROW line of Shelby County Highway 55, 80 foot ROW said point also being the beginning of a curve to the left, having a radius of 1340.00 feet, a central angle of 10 degrees 55 minutes 14 seconds and subtended by a chord which bears South 10 degrees 44 minutes 17 seconds West and a chord distance of 255.02 feet; thence along the arc of said curve and said ROW line a distance of 255.40 feet to a point, said point being the beginning of a compound curve having a radius of 1340.00 feet to a central angle of 08 degrees 10 minutes 26 seconds and subtended by a chord which bears South 1 degree 11 minutes 27 seconds West and a chord distance of 191.01 feet; thence along the arc of said curve and said ROW line a distance of 191.17 feet; thence South 1 degree 50 minutes 20 seconds East and along said ROW line a distance of 66.96 feet to the point of beginning of said centerline; thence North 86 degrees 55 minutes 17 seconds West and leaving said ROW line a distance of 64.18 feet to the Point of Ending of said centerline.

Real Estate Sales Validation Form

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

Grantor's Name K. C. Handley
Keyla F. Handley
Mailing Address 1977 Gallant Fox Drive
Helena, AL 35080
Property Address 3801 Highway 55
Wilsonville, AL 35186

Grantee's Name David Dobyns
Deidre Dobyns
Mailing Address 3801 Hwy 55
Wilsonville AL 35186
Date of Sale July 20, 2017
Total Purchase Price \$128,000.00
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

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 July 18, 2017

Print K. C. Handley

Unattested

Sign

KC Handley

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20170724000262810 3/3 \$23.50
Shelby Cnty Judge of Probate, AL
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