

This Instrument was Prepared by:

Send Tax Notice To: Michael A. Cain
Elizabeth A. Cain

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

File No.: S-17-23938

1155 Shelby Springs Rd
Columbiana, AL 35051

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby



20170815000294770 1/3 \$34.50
Shelby Cnty Judge of Probate, AL
08/15/2017 08:57:40 AM FILED/CERT

That in consideration of the sum of **Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00)**, 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, **Samuel R. Hughes and Richelle G. Hughes**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael A. Cain and Elizabeth A. Cain**, (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.

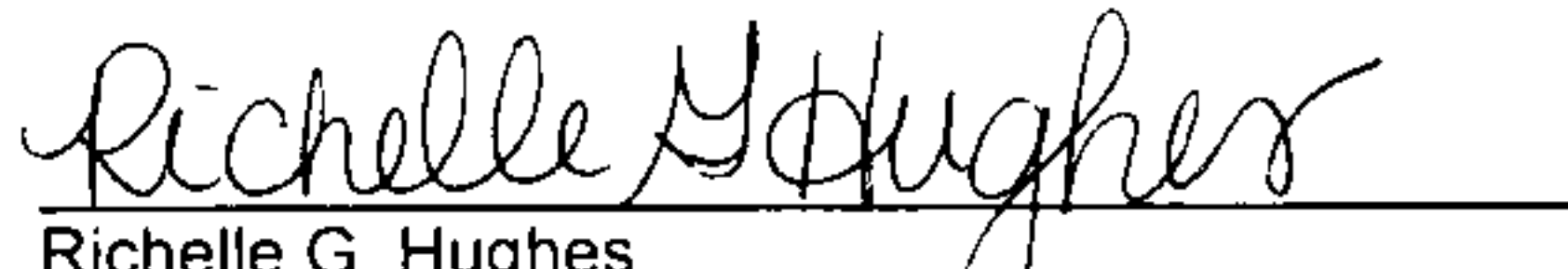
\$256,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 10th day of August, 2017.


Samuel R. Hughes


Richelle G. Hughes

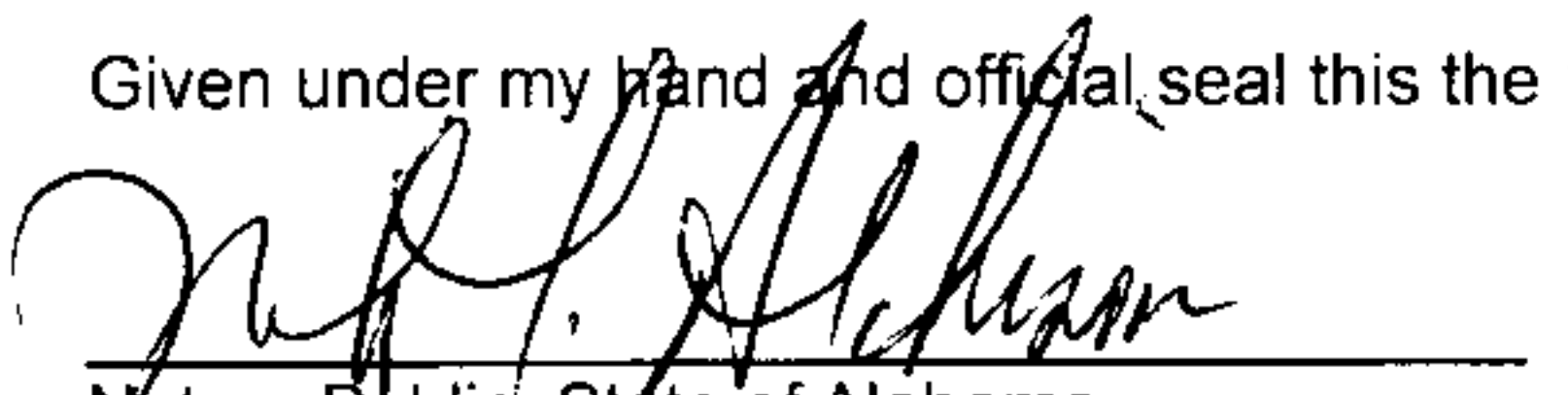
Shelby County, AL 08/15/2017
State of Alabama
Deed Tax: \$13.50

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 Samuel R. Hughes and Richelle G. Hughes, 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 10th day of August, 2017.


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

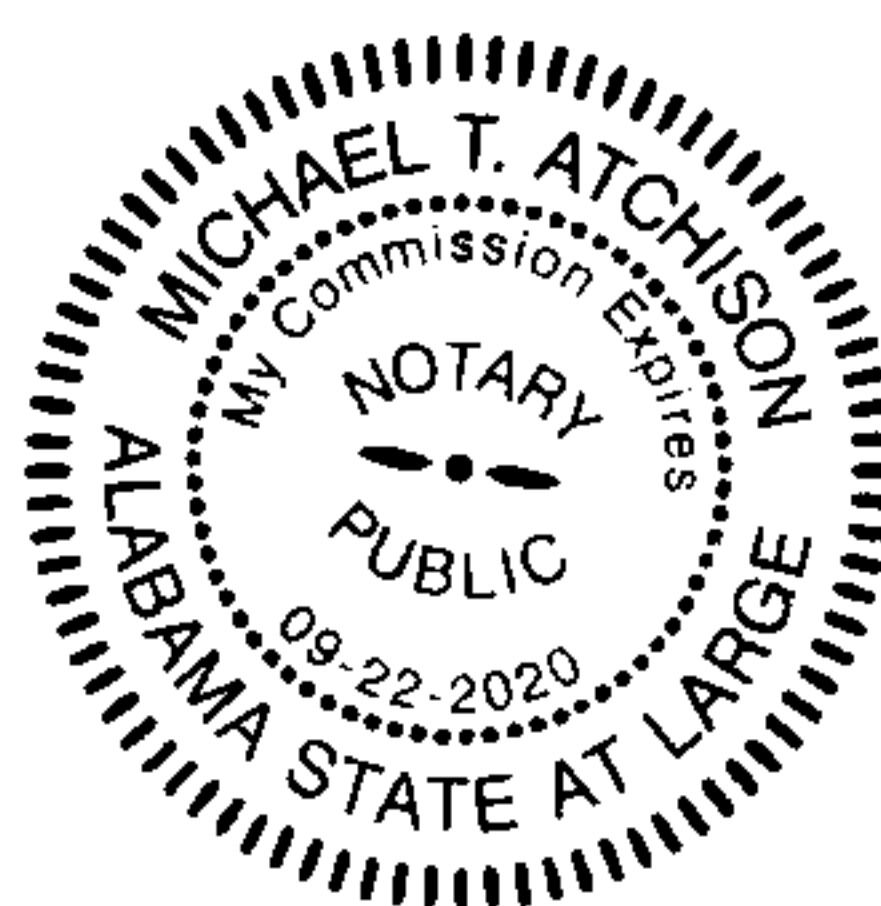


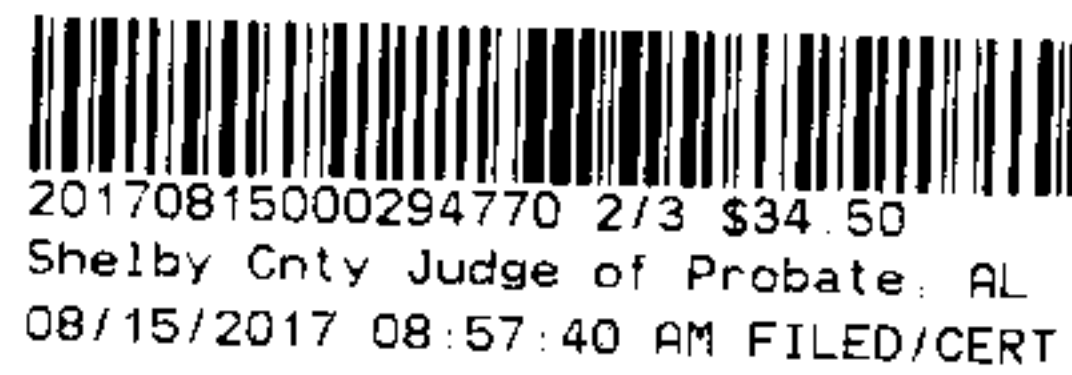
EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being part of Lot 3 of Triple "M" Farm as recorded in the Office of the Judge of Probate for Shelby County, Alabama, Inst. No. 1999-18647, and being situated in the Northeast Quarter of the Southeast quarter of Section 31, Township 21 South, Range 1 West, and being more particularly described as follows:

Beginning at a 1/2" rebar set at the Northeast corner of said Lot 3; thence along the westerly right of way line of Shelby Springs Road with a curve turning to the left with an arc length of 535.28 feet, a radius of 5504.52 feet, and a chord bearing and distance of South 17 degrees 23 minutes 50 seconds West for 535.07 feet to a 1/2" rebar set; thence North 59 degrees 28 minutes 27 seconds West a distance of 351.85 feet to a point within an existing lake; thence North 10 degrees 45 minutes 37 seconds east a distance of 337.82 feet to a 1.2" rebar set on the North line of said Lot 3; thence North 90 degrees 00 minutes 00 seconds East, a distance of 400.00 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated August 14, 2003.

ALSO Known as Lot 3A, according to a resubdivision of Lot 3, Triple "M" Farm as recorded in Map Book 32, Page 39, Probate Office of 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 Samuel R. Hughes
Richelle G. Hughes

Mailing Address + 730 Co. Rd. 5
Jemison, AL 35085

Property Address 1155 Shelby Springs Road
Columbiana, AL 35051

Grantee's Name Michael A. Cain
Elizabeth A. Cain

Mailing Address 1155 Shelby Springs Road
Columbiana, AL 35051

Date of Sale August 10, 2017
Total Purchase Price \$270,000.00

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)

xx Bill of Sale
xx Sales Contract
xx Closing Statement

xx Appraisal
xx Other


20170815000294770 3/3 \$34.50
Shelby Cnty Judge of Probate, AL
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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 August 10, 2017

Print Samuel R. Hughes

xx Unattested

(verified by)

Sign + Samuel R. Hughes
(Grantor/Grantee/Owner/Agent) circle one