

This Instrument was Prepared by:

Send Tax Notice To: Patrick R. Gaut
Amber M. Gaut

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


20170818000301420 1/3 \$26.00
Shelby Cnty Judge of Probate: AL
08/18/2017 02:25:07 PM FILED/CERT

100 Beach Leptone
Shelby AL 35143

File No.: MV-17-23897

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 **Two Hundred Fifty Five Thousand Dollars and No Cents (\$255,000.00)**, 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, **Douglas Schofield and Frances M. Schofield**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Patrick R. Gaut and Amber M. Gaut**, (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.

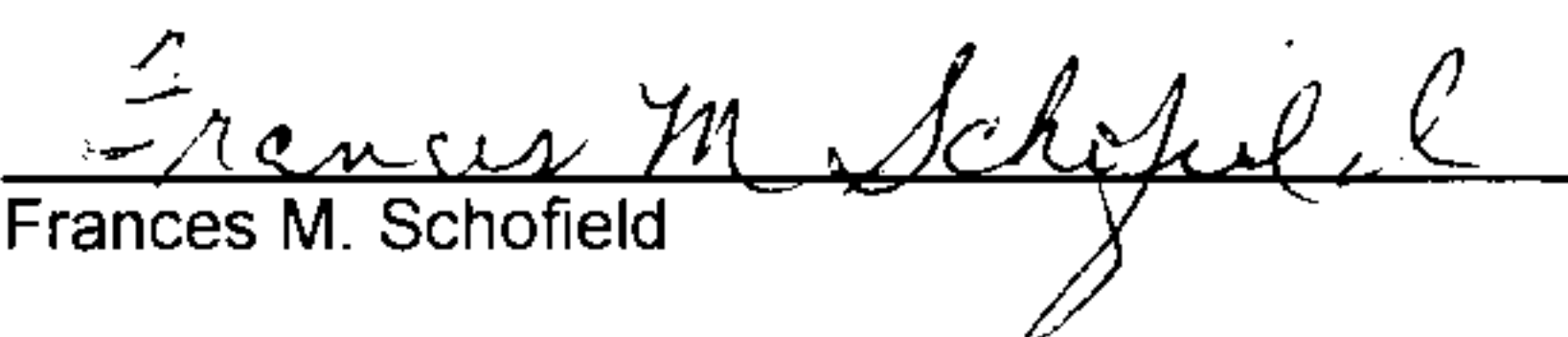
\$250,381.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 17th day of August, 2017.


Douglas Schofield


Frances M. Schofield

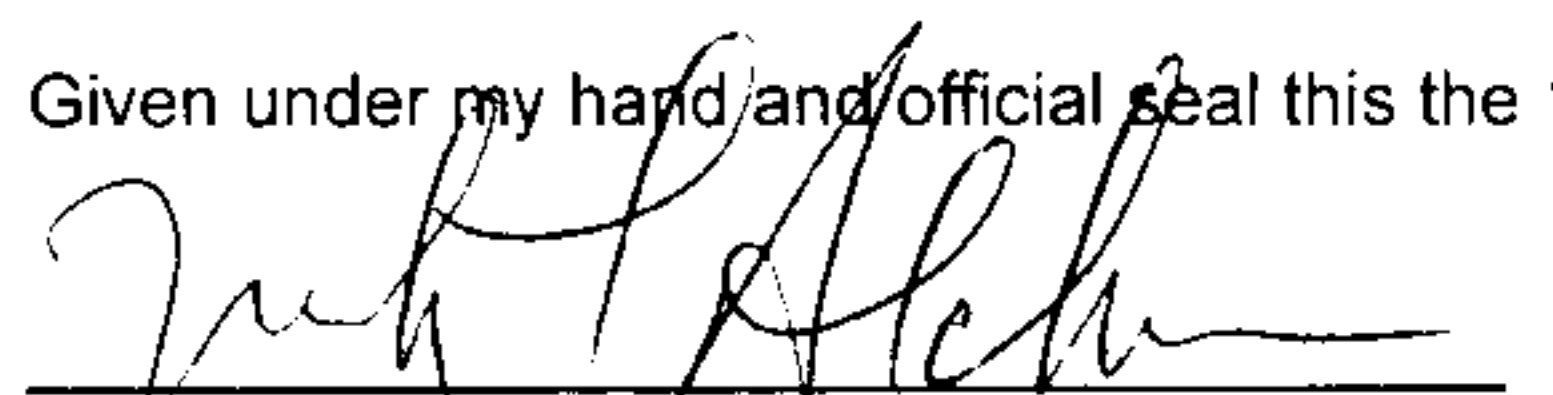
Shelby County, AL 08/18/2017
State of Alabama
Deed Tax: \$5.00

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 Douglas Schofield and Frances M. Schofield, 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 17th day of August, 2017.


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

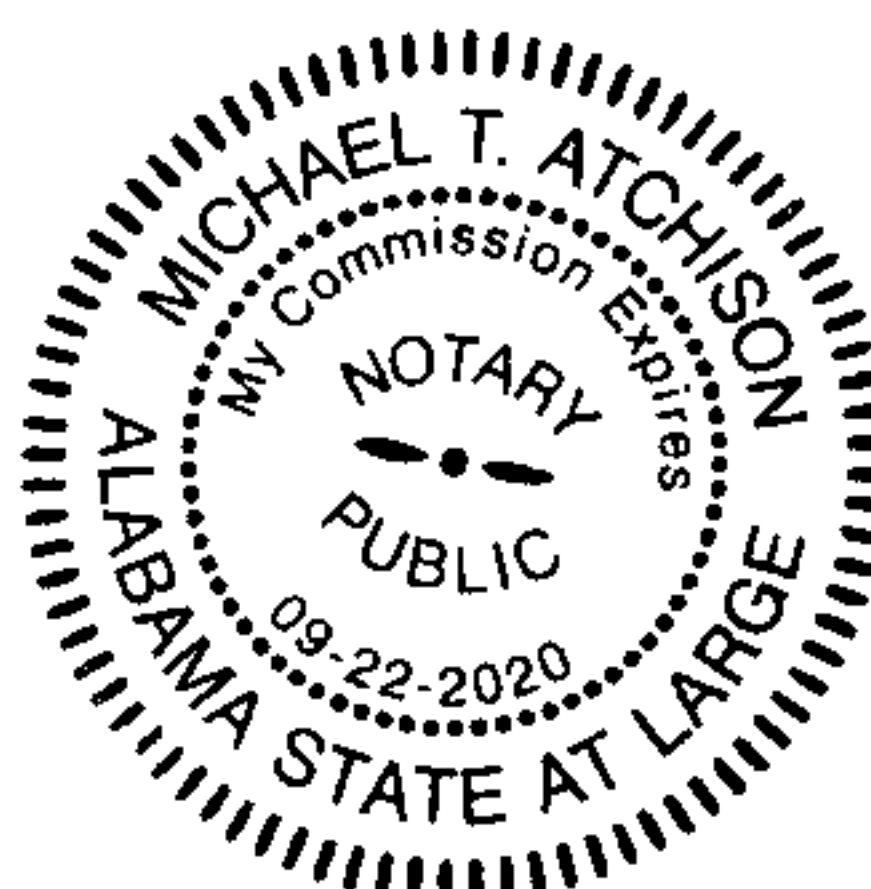


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 1, Township 24 North, Range 15 East, described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East; thence run Westerly along the South line thereof 1512.86 feet to the point of beginning; thence 89 degrees 58 minutes right run Northerly 296.13 feet; thence 90 degrees left run Westerly 150.00 feet; thence 90 degrees left run Southerly 296.21 feet to the aforesaid South line of said 1/4-1/4 Section; thence continue South to a point on the North shore line of Lay Lake; thence turn left and run Easterly along said shore line 150.00 feet to a point due South of the point of beginning; thence left run North to the point of beginning.

ALSO, an easement for ingress and egress, described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East; thence Westerly along the South line thereof 1812.86 feet; thence 90 degrees 02 minutes right run Northerly for 206.30 feet to the point of beginning of an egress easement herein described, said easement being a 60-foot wide strip along an existing road bed and being 35 feet North and 25 feet South of the following line from the point of beginning; turn 90 degrees right and run 450.00 feet; thence 10 degrees right run 162.47 feet to the end of said easement.



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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 Douglas Schofield
Frances M. Schofield
Mailing Address 721 Bridlebrook Blvd
Pike Road, AL 36064

Property Address 100 Beach Lane
Shelby, AL 35143

Grantee's Name Patrick R. Gaut
Amber M. Gaut
Mailing Address 100 Beach Lane
Shelby AL 35143

Date of Sale August 17, 2017
Total Purchase Price \$255,000.00

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 August 15, 2017

Unattested

(verified by)

Print Douglas Schofield

Sign Douglas Schofield

(Grantor/Grantee/Owner/Agent) circle one