

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-17-24006

Send Tax Notice To: David T. Champion
Emily K. Champion

60 Robertsm Rd
Wilsmville, AL 35186

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 **Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00)**, 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, **Martha Hobbs Joiner as Trustee of the Martha Hobbs Joiner Marital Trust, dated November 8, 1996 and Martha Hobbs Joiner, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David T. Champion and Emily K. Champion**, 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 Martha Hobbs Joiner or her spouse.

\$332,500.00 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 25th day of August, 2017.

MARTHA HOBBS JOINER MARITAL TRUST,
DATED NOVEMBER 8, 1996

Martha Hobbs Joiner
Martha Hobbs Joiner

Martha Hobbs Joiner - Trustee
Martha Hobbs Joiner
Trustee

Shelby County, AL 08/30/2017
State of Alabama
Deed Tax: \$17.50

20170830000316230 1/3 \$38.50
Shelby Cnty Judge of Probate, AL
08/30/2017 01:07:23 PM FILED/CERT

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 Martha Hobbs Joiner as Trustee of the Martha Hobbs Joiner Marital Trust, dated November 8, 1996 and Martha Hobbs Joiner, 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 25th day of August, 2017.

Mike T. Atchison
Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

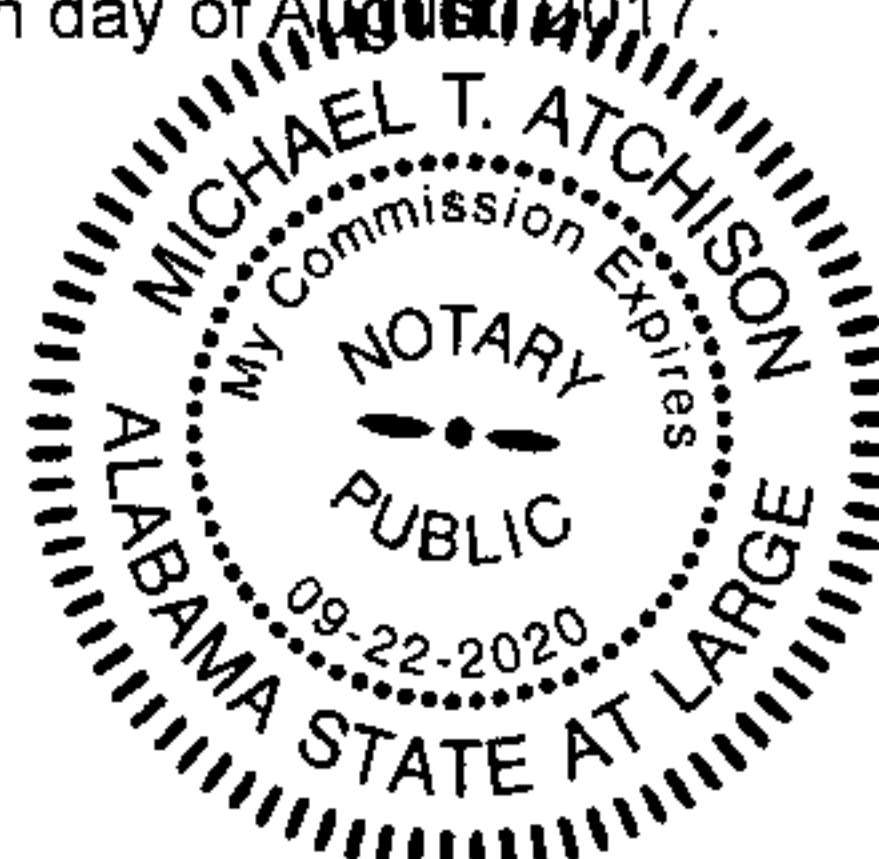


EXHIBIT "A" LEGAL DESCRIPTION

PARCEL "A": Begin at the southwest corner of the NW 1/4, Section 29, Township 20 South, Range 2 East, being a #5 capped iron set; thence run North 0 degrees 33 minutes 08 seconds East along the West boundary line of said Section 29 for 489.52 feet to a #5 capped iron set; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the right and run 20.95 feet to a #5 iron found; thence turn a deflection angle of 11 degrees 25 minutes 14 seconds to the right and run along a fence line for 145.11 feet to a #5 capped iron set; thence turn a deflection angle of 28 degrees 51 minutes 30 seconds to the left and run along a fence line for 241.90 feet to a #5 capped iron set; thence turn a deflection angle of 55 degrees 42 minutes 15 seconds to the left and run along a fence line for 341.31 feet to a #5 iron found on the bank of Yellowleaf Creek; thence continue along the last described course for 5.69 feet to the approximate 398 elevation contour along Yellowleaf Creek; thence run along the 398 elevation contour, the following courses (bearings & distances) being chords representing the general meandering of said 398 elevation contour East for 147.32 feet; North 51 degrees 19 minutes 22 seconds East for 128.09 feet; North 34 degrees 30 minutes 31 seconds East for 194.16 feet; North 20 degrees 33 minutes 22 seconds East for 256.32 feet; North 9 degrees 27 minutes 44 seconds West for 60.83 feet; North 54 degrees 27 minutes 44 seconds East for 86.02 feet; North 37 degrees 44 minutes 48 seconds East for 196.02 feet; North 73 degrees 54 minutes 33 seconds East for 270.60 feet; South 88 degrees 57 minutes 30 seconds East for 550.09 feet; South 75 degrees 57 minutes 50 seconds East for 123.69 feet; South 58 degrees 34 minutes 14 seconds East for 210.95 feet; South 72 degrees 58 minute 46 seconds West for 512.45 feet; South 39 degrees 05 minutes 38 seconds West for 412.31 feet; South 15 degrees 01 minute 06 seconds West for 424.50 feet; South 17 degrees 49 minutes 08 seconds East for 294.11 feet; South 1 degree 38 minutes 12 seconds West for 350.14 feet; West for 195.00 feet; South 51 degrees 49 minutes 39 seconds West for 71.61 feet to a #5 capped iron set on the South boundary of the SW 1/4 of the NW 1/4, Section 29, Township 20 South, Range 2 East; thence turn a deflection angle of 39 degrees 17 minutes 36 seconds to the right and leaving said 398 elevation contour, run North 88 degrees 52 minutes 45 seconds West along the South boundary of said 1/4-1/4 for 1209.17 feet to the point of beginning. Said parcel "A" is lying in the NW 1/4 of Section 29, Township 20 South, Range 2 East, Shelby County, Alabama.

PARCEL "B" (AN ISLAND): Begin at the southeast corner of the NE 1/4 of the NW 1/4, Section 29, Township 20 South, Range 2 East; thence run North 0 degrees 22 minutes 52 seconds East along the East boundary of said 1/4-1/4 for 365.71 feet to a #5 capped iron set on the bank of Yellowleaf Creek; thence continue along the last described course for 8.29 feet to the approximate 398 elevation contour along Yellowleaf Creek; thence run along the 398 elevation contour, the following courses (bearings & distances) being chords representing the general meandering of said 398 elevation contour South 89 degrees 24 minutes 34 seconds West for 408.52 feet; South 34 degrees 30 minutes 31 seconds West for 19.42 feet; South 31 degrees 15 minutes 12 seconds East for 169.61 feet; South 22 degrees 53 minutes 26 seconds West for 97.69 feet; South 61 degrees 11 minutes 21 seconds West for 114.13 feet, South 85 degrees 59 minutes 45 seconds East for 100.24 feet; North 42 degrees 51 minutes 22 seconds East for 132.32 feet; South 69 degrees 40 minutes 37 seconds East for 143.96 feet; South 19 degrees 17 minutes 24 seconds East for 105.95 feet; South 66 degrees 24 minutes 31 seconds East for 116.46 feet to a #5 capped iron set on the East line of the SE 1/4 of the NW 1/4 of said Section 29; thence leaving the 398 elevation contour, run North 0 degrees 22 minutes 52 seconds East along the East boundary of said SE 1/4 of NW 1/4 for 42.83 feet to the point of beginning. Said Parcel "B" is an island lying in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, Section 29, Township 20 South, Range 2 East, Shelby County, Alabama.

According to the survey of John Gary Ray, Reg. PE & LS 12295

PARCEL "C"

All that portion of the Southeast Quarter of the Northeast Quarter of Section 30, Township 20 South, Range 2 East, lying East of the center line of Old Highway 25 or the road known locally as the "J. M. Robertson Road," situated in Shelby County, Alabama.


20170830000316230 2/3 \$38.50
Shelby Cnty Judge of Probate, AL
08/30/2017 01:07:23 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Martha Hobbs Joiner Marital Trust, dated November 8, 1996 Martha Hobbs Joiner	Grantee's Name	David T. Champion Emily K. Champion
Mailing Address	<u>200 119 Blvd Apt 3115</u> <u>Home, AL 35442</u>	Mailing Address	<u>60 Robertson Road</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>60 Robertson Road</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>August 25, 2017</u>
		Total Purchase Price	<u>\$350,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

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 22, 2017

Print Martha Hobbs Joiner Marital Trust, dated November 8, 1996

 Unattested

 (verified by)

Sign

Martha Hobbs Joiner
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170830000316230 3/3 \$38.50
Shelby Cnty Judge of Probate, AL
08/30/2017 01:07:23 PM FILED/CERT