

This Instrument was Prepared by:

Send Tax Notice To: John Dudley

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-17-24074

209 W Sterrett St.
Columbiana, AL 35051

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 **Twenty Thousand Dollars and No Cents (\$20,000.00)**, 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, **Thomas Lindsey and Lynn Lindsey**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Dudley and Donna Dudley**, (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 all 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

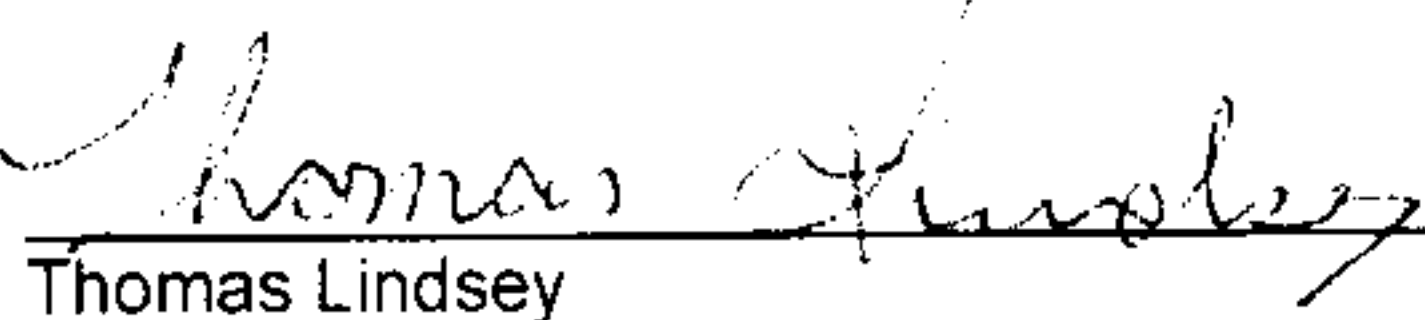
Property constitutes no part of the homestead of the Grantor herein or there spouse.

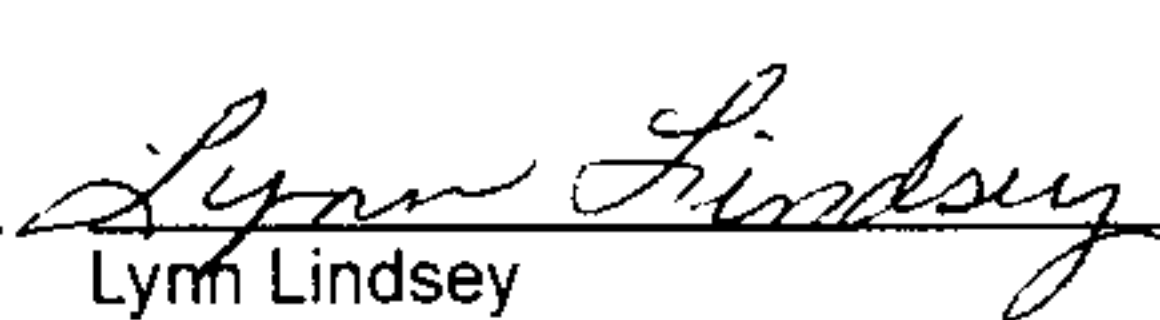
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 13th day of September, 2017.


Thomas Lindsey


Lynn Lindsey

Shelby County, AL 09/14/2017
State of Alabama
Deed Tax: \$20.00

State of Alabama

County of Shelby

I, Janet F. Parson, a Notary Public in and for the said County in said State, hereby certify that Thomas Lindsey and Lynn Lindsey, 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 13th day of September, 2017.


Notary Public, State of Alabama

My Commission Expires: 10/5/2017


20170914000335250 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West and run easterly along the South line of said SE 1/4 of SE 1/4 a distance of 96.08 feet to a point at the Southeast corner of the Sam Stinson lot; thence turn an angle of 88 degrees 20 minutes 30 seconds left and run northerly along the East line of said Sam Stinson lot a distance of 231.30 feet to the point of beginning; thence continue along the same line a distance of 245.00 feet to a point approximately 20 feet South of the centerline of Sterrett Street; thence turn an angle of 90 degrees 28 minutes 30 seconds right and run easterly and parallel with the centerline of Sterrett Street for a distance of 67.5 feet to a point; thence turn an angle of 89 degrees 31 minutes 30 seconds right and run southerly a distance of 245.00 feet to a point; thence turn an angle of 90 degrees 28 minutes 30 seconds right and run westerly a distance of 67.5 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West. According to survey of Lewis H. King, Jr., RLS #12487, dated August 22, 1987. Situated in Shelby County, Alabama.


20170914000335250 2/3 \$41.00
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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 Thomas Lindsey
Lynn Lindsey
Mailing Address 205 W Sterrett St
Columbiana, AL 35051

Grantee's Name John Dudley
209 W Sterrett St.
Mailing Address Columbiana, AL 35051

Property Address Columbiana, AL 35051

Date of Sale September 13, 2017
Total Purchase Price \$20,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 September 12, 2017

Print Thomas Lindsey

Unattested

Sign

(verified by)

Thomas Lindsey
(Grantor/Grantee/Owner/Agent) circle one



20170914000335250 3/3 \$41.00
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Form RT-1