
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
1826 3rd Ave N., Ste. 200
Bessemer, AL 35020

Send Tax Notice to:

Ronald R. Gilbert
173 Moss Bend Drive
Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of like-kind exchange of property of equal value to the undersigned Grantors to the Grantees herein, the receipt of which is acknowledged, we, John L.E. Losey and Debra S. Losey, husband and wife (herein referred to as "Grantors"), do hereby grant, bargain, sell and convey unto Ronald R. Gilbert and Lisa R. Gilbert, husband and wife (herein referred to as "Grantees"), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land being a portion of Lot 16, according to the Survey of Moss Bend Subdivision, as recorded in Map Book 14, Page 67, in the Probate Office of Shelby County, Alabama located in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at a 2 inch pipe located at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North 89 degrees 26 minutes 18 seconds East a distance of 176.81 feet; thence run South 36 degrees 42 minutes 06 seconds West a distance of 286.40 feet to the northerly right of way of Moss Bend Drive; thence run North 42 degrees 09 minutes 59 seconds West along said Northerly right of way a distance of 59.84 feet to a curve turning to the left having a radius of 514.11 feet, a delta angle of 11 degrees 09 minutes 45 seconds and a chord of 100.00 feet; thence with a chord bearing of North 47 degrees 44 minutes 52 seconds West run along the arc of said curve and right of way a distance of 100.16 feet to a $\frac{1}{2}$ inch rebar, said rebar at the Southerly most corner of Lot 17-AA, according to the Survey of a Resurvey of a Resurvey of Lots 17 and 18 Moss Bend, recorded in Map Book 21, Page 98 in the Probate Office of Shelby County, Alabama being a corner in common with Lot 16, Moss Bend Subdivision, recorded in Map Book 14, Page 67, in the Probate Office of Shelby County, Alabama; thence leaving said right of way run North 43 degrees 01 minutes 46 seconds East along the common boundaries of said Lot 17-AA and Lot 16 a distance of 159.09 feet to the point of beginning.

Subject to:

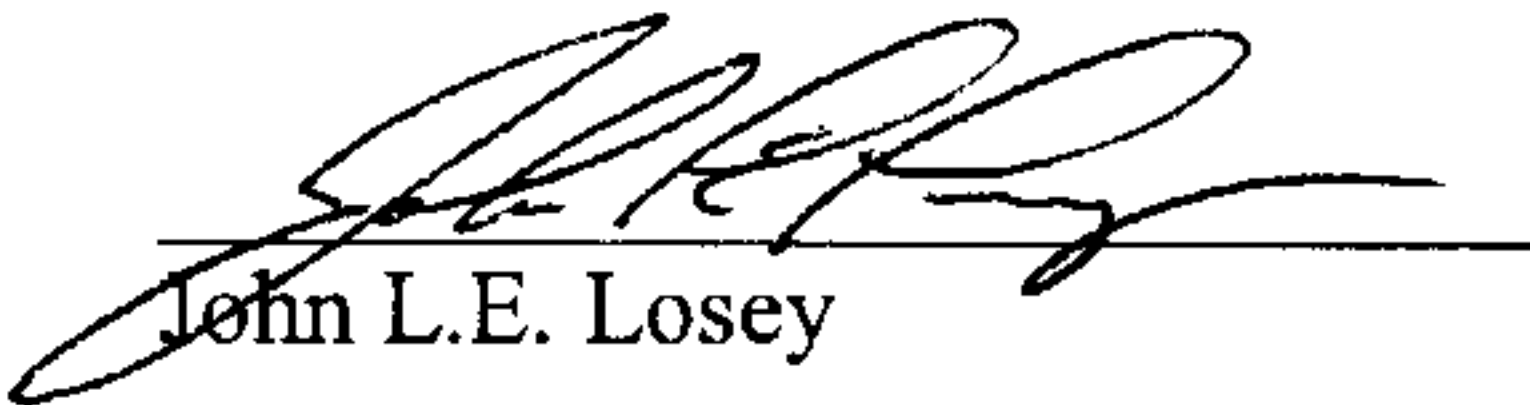
1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not due and payable until October 1, 2017.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

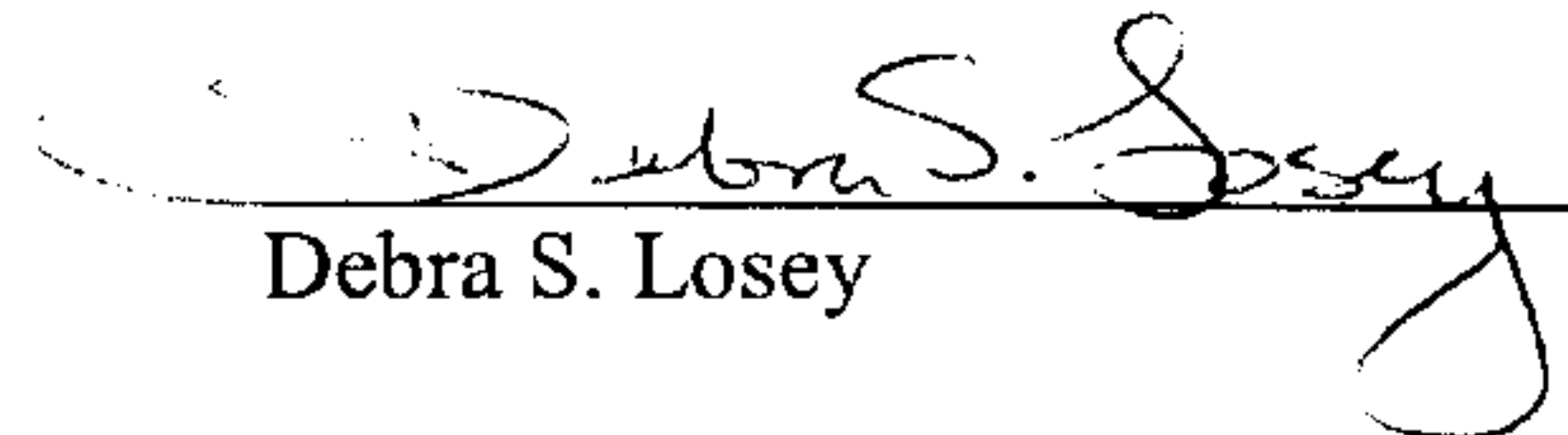
4. Restrictions appearing of record in Real 306, Page 526; Real 396, Page 13; Inst. No. 1994-27063; Inst. No. 1994-27064; Inst. No. 2000-33552; Inst. No. 2003-14726; Inst. No. 2003-14727; Inst. No. 2003-14728 and Inst. No. 2003-14729.
5. Right of way granted to Alabama Power Company recorded in Real 377, Page 406.
6. Less and except any part of subject property lying within the Cahaba River.
7. Riparian rights associated with the Cahaba River under applicable State and/or Federal law.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, the said Grantors, John L.E. Losey and Debra S. Losey, have hereunto set their signatures and seals this the 31st day of August, 2017.


John L.E. Losey


Debra S. Losey

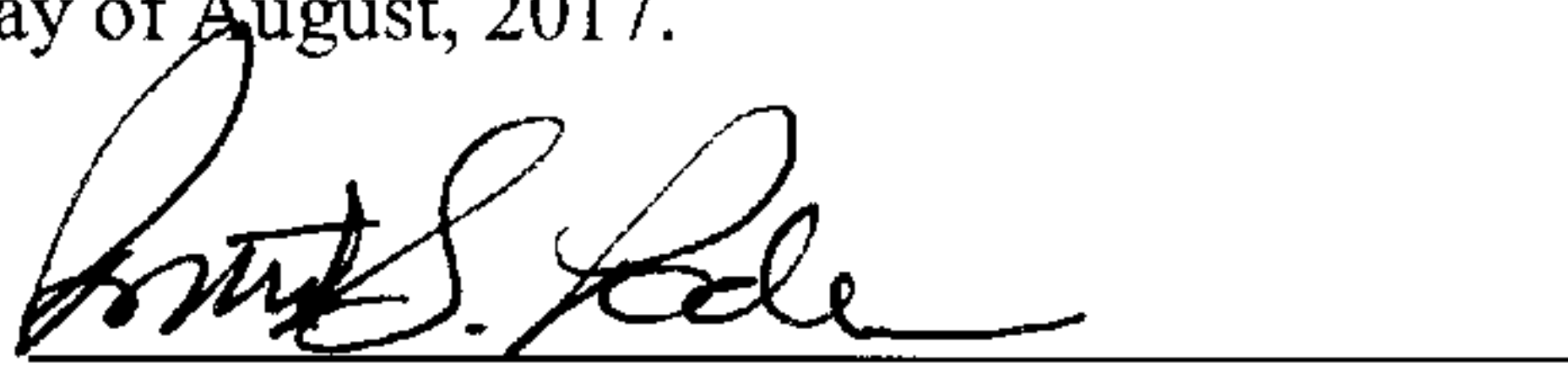
STATE OF ALABAMA

COUNTY OF JEFFERSON

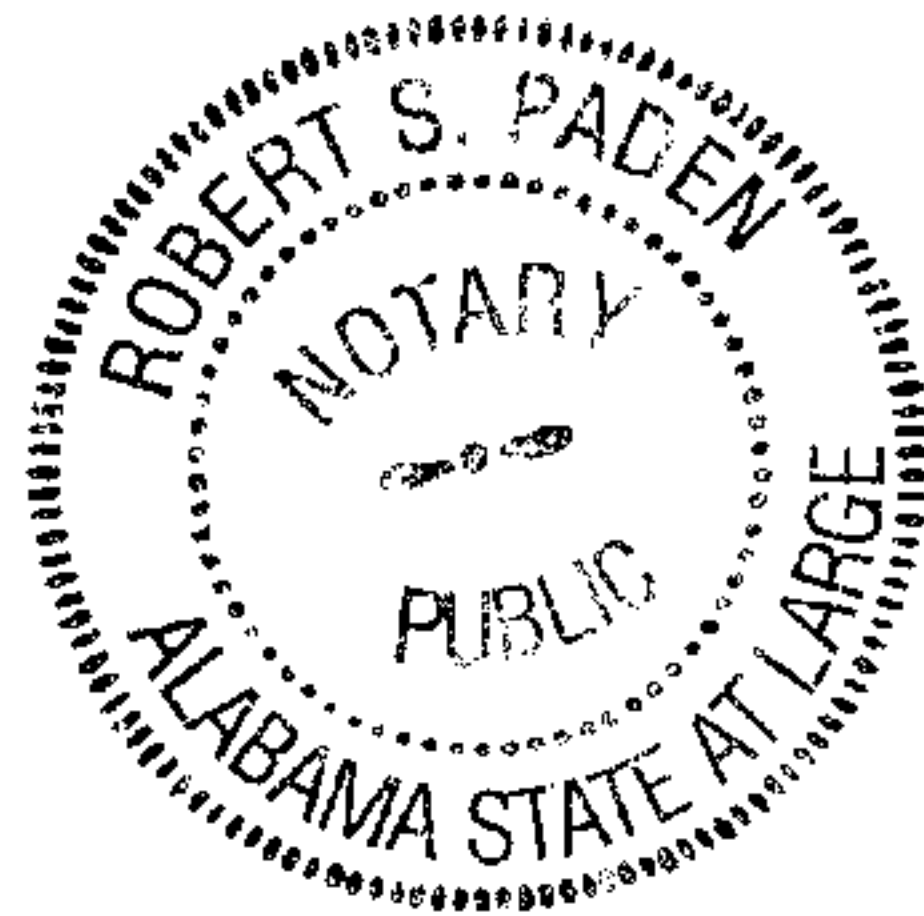
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that John L.E. Losey and Debra S. Losey, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of August, 2017.


Notary Public

My commission expires: 07.02.18



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name John L.E. Losey
Debra S. Losey

Grantee's Name

Mailing Address 151 Moss Bend Drive
Helena, AL 35080

Mailing Address

Property Address Metes and Bounds

Date of Conveyance August 31, 2017

Grantee's Name Ronald R. Gilbert
Lisa R. Gilbert

Purchase Price \$

or

Actual Value \$ 7,500.00

Mailing Address 173 Moss Bend Drive
Helena, AL 35080

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 or the assessor's current market value.

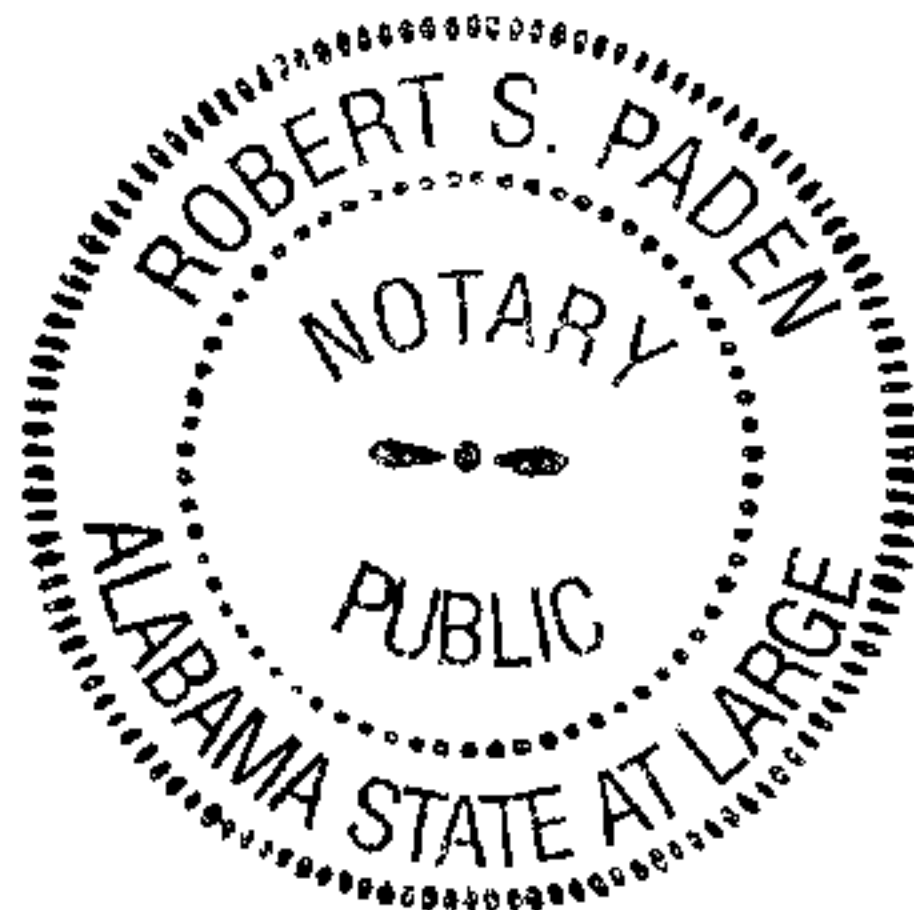
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

Print John L.E. Losey, Grantor

Date: August 31, 2017

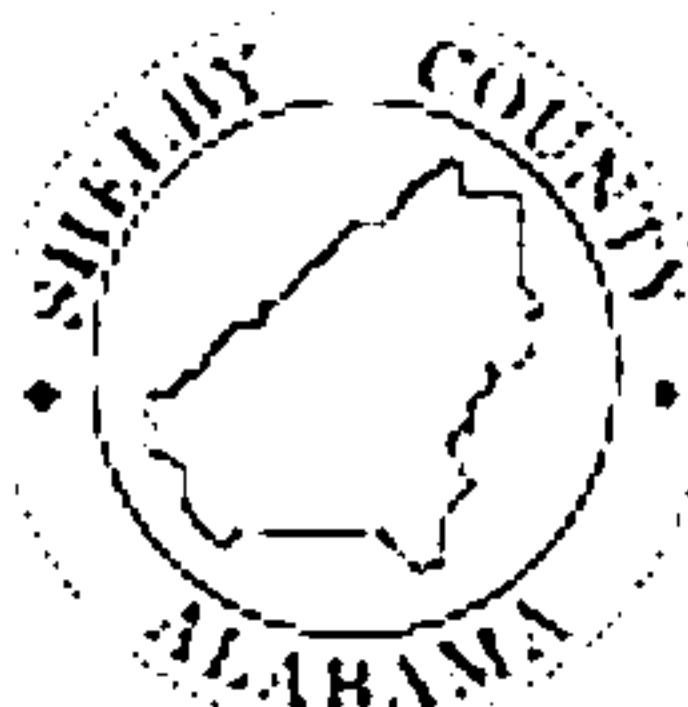
Sign

Sworn to and subscribed before me on this 31st day of August, 2017.

Notary Public

My Commission Expires: 07.02.18

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/15/2017 08:04:39 AM
\$28.50 CHERRY
20170915000335860

A handwritten signature, likely of the County Clerk, James W. Fuhrmeister.