

This Instrument was Prepared by:

Send Tax Notice To: David Rogers
Lesa Rogers
AL

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-17-24035

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

20170921000344700 1/3 \$192.50
Shelby Cnty Judge of Probate, AL
09/21/2017 01:20:44 PM FILED/CERT

That in consideration of the sum of **One Hundred Seventy Eight Thousand Nine Hundred Dollars and No Cents (\$178,900.00)**, 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, **Stachia Fordham Webb and Forrest Fordham**, wife and husband (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David Rogers and Lesa Rogers**, (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.

\$7,500.00

~~\$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 14th day of

September 2017.

Stachia Fordham Webb
Stachia Fordham Webb

Forrest Fordham
Forrest Fordham

Shelby County, AL 09/21/2017
State of Alabama
Deed Tax: \$171.50

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 Stachia Fordham Webb and Forrest Fordham, 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 14th day of September, 2017.

Janet F. Parson
Notary Public, State of Alabama

Mike T. Atchison
My Commission Expires: September 22, 2020

10/5/2020

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW Corner of the SW 1/4 of the NW 1/4 of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama; thence S00°00'36"E, a distance of 369.97'; thence S00°00'56"W, a distance of 78.57'; thence S00°00'13"W, a distance of 80.06'; thence N89°52'55"E, a distance of 99.98' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 100.00'; thence N00°02'05"W, a distance of 240.61' to a seawall; thence S83°51'56"W, a distance of 13.37'; thence N67°49'00"W, a distance of 33.89'; thence N62°25'01"W, a distance of 21.02'; thence S25°48'37"W, a distance of 17.82'; thence N64°06'52"W, a distance of 17.46'; thence N32°07'34"W, a distance of 20.65'; thence N64°22'38"W, a distance of 2.42'; thence S00°00'49"E and leaving seawall, a distance of 272.03' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated July 24, 2017/



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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 Stachia Fordham Webb
Forrest Fordham
Mailing Address _____

Property Address 88 Jetty Circle
Shelby, AL 35143

Grantee's Name David Rogers
Lesa Rogers
Mailing Address 88 Jetty Circle
Shelby, AL 35143
Date of Sale 9-14-2017
Total Purchase Price \$178,900.00
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).

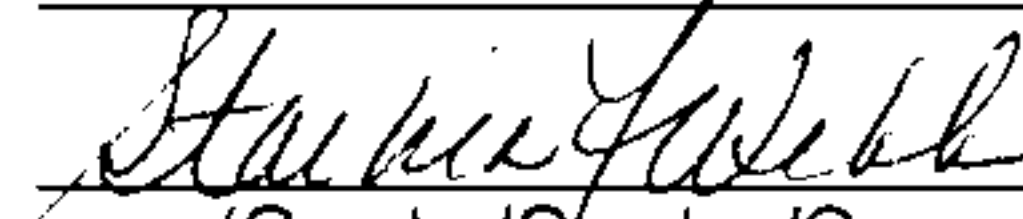
Date August 29, 2017

Unattested

(verified by)

Print Stachia Fordham Webb

Sign


(Grantor/Grantee/Owner/Agent) circle one