

20170922000345940  
09/22/2017 11:20:16 AM  
DEEDS 1/5

This Instrument Prepared By:

\$95,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.  
82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856

STATE OF ALABAMA

§  
§  
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of NINETY FIVE THOUSAND DOLLARS AND 00/100 (\$95,000.00), good and valuable consideration, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **JAMES RICHARD ROGERS and LORRAINE B. ROGERS, husband and wife, and MORRIS BECKER and VIRGINIA C. BECKER, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **WILLIAM H. TAYLOR and ANNE W. TAYLOR**, (hereinafter referred to as **GRANTEES**), for and during their joint lives as joint tenants, and upon the death of either, then to the survivor in fee simple, the following real property located in Shelby County, Alabama:

**ALL THAT PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 21, RANGE 2 EAST OF THE HUNTSVILLE MERIDIAN SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 395.21 FEET AND EAST 290.83 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7; THENCE FROM THE TRUE POINT OF BEGINNING NORTH 78° 12' EAST 189.25 FEET TO THE 397 FOOT CONTOUR LINE; THENCE ALONG SAID CONTOUR LINE SOUTH 06° 33' EAST 71.36 FEET; THENCE CONTINUE ALONG SAID CONTOUR LINE SOUTH 07° 18' EAST 29.03 FEET; THENCE LEAVING SAID CONTOUR LINE SOUTH 78° 12' WEST 185.00 FEET; THENCE NORTH 11° 48' WEST 100.00 FEET TO THE POINT OF BEGINNING AND IN TRACT 3-A. SITUATED IN SHELBY COUNTY, ALABAMA.**

TO HAVE AND TO HOLD the same unto said GRANTEES as set out hereinabove, their heirs and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEES IS MADE  
SUBJECT TO:

1. Taxes for the year 2017, which became a lien as of October 1, 2016, but are not due and payable until October 1, 2017.
2. Rights, if any of the property owners abutting Lay Lake or adjoining streams or water in and to the waters of the lake and in and to the bed thereof.
3. Boating and fishing rights of property owners abutting Lay Lake or the stream of water leading thereto or therefrom.
4. Navigational servitudes and all other rights titles and powers of the United States, the state, local governmental and the public over said lake, its bed, and its shore lands extending to the ordinary high water line thereof.
5. The consequence of any change in the location of the lake which forms a boundary line of the property described herein, including any determination that some portion of the land has been included with Lay Lake.
6. Transmission line permit to Alabama Power Company as recorded in Deed Book 141, Page 82 and Deed Book 228, Page 180.
7. Rights acquired by Alabama Power Company recorded in Deed Book 246, Page 583.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property herein conveyed, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey any mining or mineral interests which they may own.

And we do for ourselves and our heirs, executors, and administrators, warrant and covenant with the said GRANTEES, as well as with their heirs and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEES, AND TO THEIR HEIRS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set our hands and seals and this Deed shall be made effective on the 22 day of September, 2017.

JAMES RICHARD ROGERS

LORRAINE B. ROGERS

Morris Becker

MORRIS BECKER

Virginia C. Becker  
VIRGINIA C. BECKER

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned Notary Public, in and for said State, hereby certify that JAMES RICHARD ROGERS and LORRAINE B. ROGERS, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of September, 2017.  
(AFFIX NOTARIAL SEAL)

Suzanne H. Abbott  
NOTARY PUBLIC

My Commission Expires: January 25, 2021

8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property herein conveyed, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantors to convey any mining or mineral interests which they may own.

And we do for ourselves and our heirs, executors, and administrators, warrant and covenant with the said GRANTEES, as well as with their heirs and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEES, AND TO THEIR HEIRS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set our hands and seals and this Deed shall be made effective on the 20 day of September, 2017.

James Richard Rogers  
JAMES RICHARD ROGERS

Lorraine B. Rogers  
LORRAINE B. ROGERS

\_\_\_\_\_  
MORRIS BECKER

\_\_\_\_\_  
VIRGINIA C. BECKER

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned Notary Public, in and for said State, hereby certify that **JAMES RICHARD ROGERS** and **LORRAINE B. ROGERS**, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of September, 2017.  
(AFFIX NOTARIAL SEAL)

Donna Wood  
NOTARY PUBLIC  
My Commission Expires: 1/27/18

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned Notary Public, in and for said State, hereby certify that **MORRIS BECKER and VIRGINIA C. BECKER, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of September, 2017.

(AFFIX NOTARIAL SEAL)

Suzanne H. Abbott  
NOTARY PUBLIC  
My Commission Expires: January 25, 2021

**PROPERTY ADDRESS:**

355 Valentine Circle  
Wilsonville, Alabama 35186

**GRANTOR'S ADDRESS:**

James and Lorraine Rogers  
355 Valentine Circle  
Wilsonville AL 35186

**GRANTEE'S ADDRESS:**

116 Mass Hill Court  
Calera, AL 35040

Morris and Virginia Becker

3130 Crossings Drive

Birmingham, AL 35242



## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing AddressJAMES RICHARD & LORRAINE ROGERS  
MORRIS & VIRGINIA C BECKER  
355 VALENTINE CIRCLE  
WILSONVILLE AL 35186Grantee's Name  
Mailing AddressWILLIAM H. & ANNE E TAYLOR  
116 MASS HILL COURT  
CALERA AL 35040

Property Address

355 VALENTINE CIRCLE  
WILSONVILLE AL 35186

Date of Sale

9/22/17

Total Purchase Price \$

95,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/22/2017 11:20:16 AM  
\$122.00 CHERRY  
20170922000345940

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).

Date

9/22/17

Print

DONNA MARTIN

Unattested

Sign

Donna Martin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one