

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35040

File No.: S-17-24130

Send Tax Notice To: David McNamee
Lindsey McNamee

559 Hwy 86
Cahaba, AL 35040

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 **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, 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, **Robin D. McNamee and Donna L. McNamee, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David McNamee and Lindsey McNamee**, (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.

\$200,000.00 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 27th day of September, 2017.

Robin D. McNamee
Robin D. McNamee

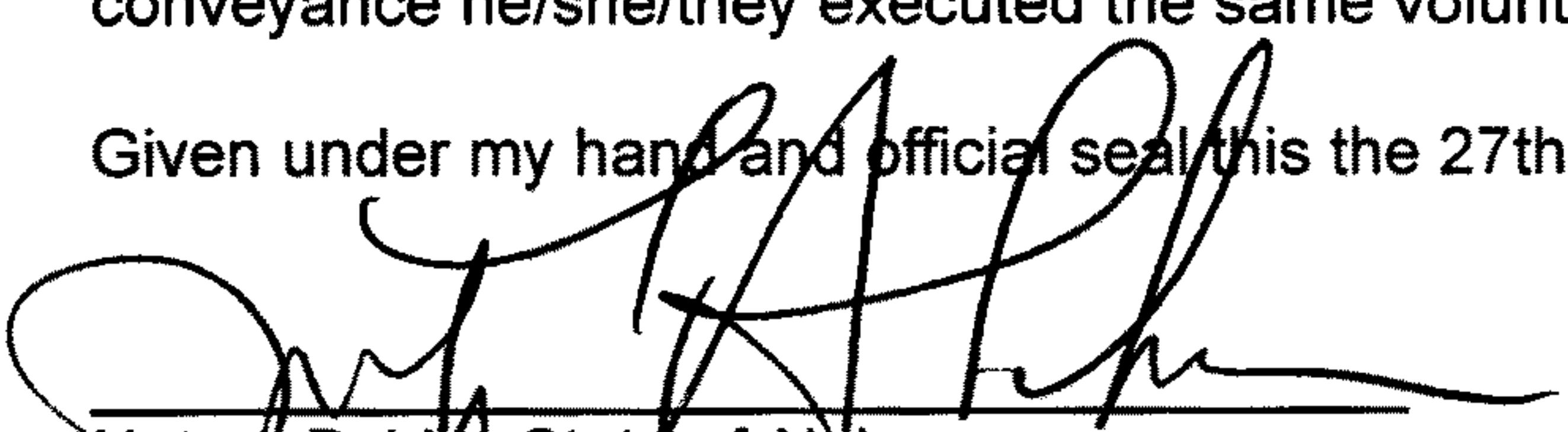
Donna L. McNamee
Donna L. McNamee

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 Robin D. McNamee and Donna L. McNamee, 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 27th day of September, 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20171005000363040 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/05/2017 09:13:08 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

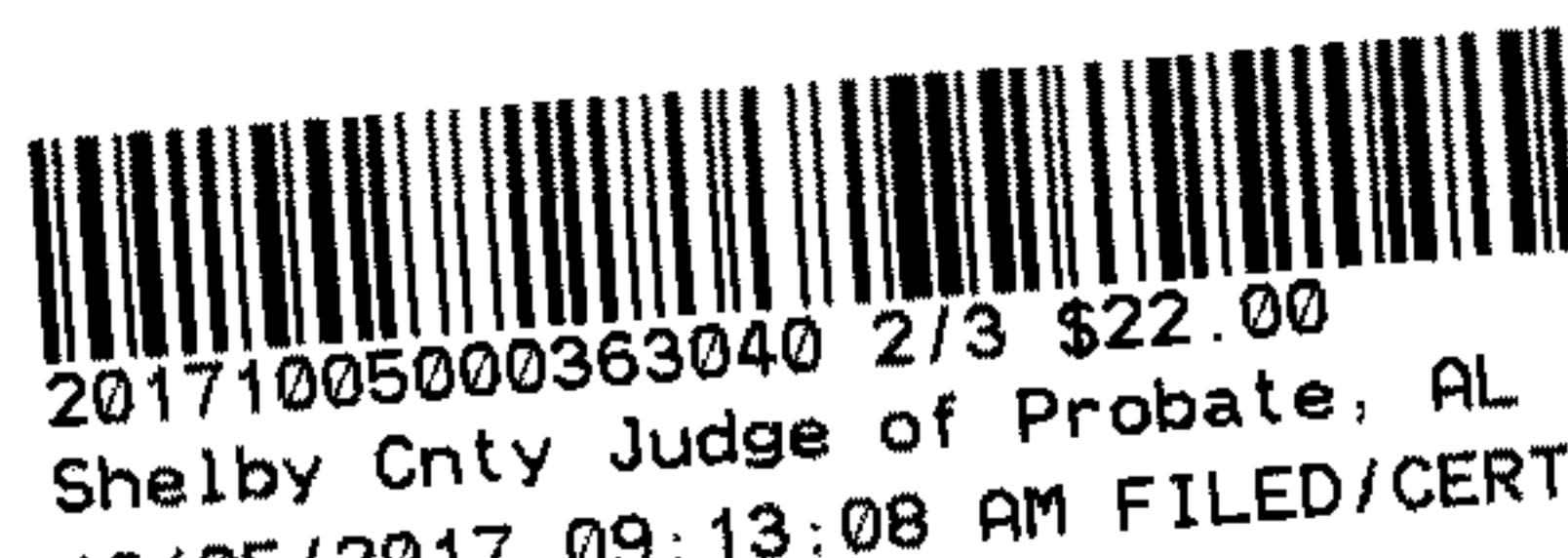
PARCEL I:

All that part of the SW 1/4 of SW 1/4 of Section 13, Township 22 South, Range 2 West, lying East of the center of the present channel of Rum Creek and North of the Old Selma and Shelby Iron Works public road. Also, all that part of the SE 1/4 of SW 1/4 of Section 13, Township 22 South, Range 2 West, lying North of the Old Selma and Shelby Iron Works public road and described as follows: Beginning at the point of intersection of said public road with the West line of the SE 1/4 of SW 1/4 of Section 12, Township 22 South, Range 2 West, and run thence East along the North margin of said road 110 yards; thence North 200 yards, more or less, to the North line of said forty; thence West along the North line of said forty to the Northwest corner thereof; thence South along the West line of said forty to the point of beginning.

PARCEL II:

Commence at the Northeast corner of the SE 1/4 of SW 1/4 of Section 13, Township 22 South, Range 2 West, and run thence South 87 degrees 30 minutes West a distance of 990 feet to the point of beginning; thence continue in the same direction along the North line of said 1/4-1/4 Section and the North line of the SW 1/4 of SW 1/4 of said Section 13 to a point where the same intersects the center line of Rum Creek; thence run North 9 degrees 45 minutes East a distance of 86.5 feet; thence North 64 degrees 25 minutes East a distance of 160.3 feet; thence North 41 degrees 55 minutes East a distance of 100.0 feet; thence North 87 degrees 25 minutes East 92.6 feet; thence North 66 degrees 25 minutes East 179.4 feet; thence South 67 degrees East 403.6 feet; thence North 87 degrees 30 minutes East 113.1 feet; thence South 3 degrees 10 minutes East 78.0 feet to the point of beginning; being situated in the N 1/2 of the SW 1/4 of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT the following parcels of land: Property conveyed to Carolyn J. Harding as recorded in Instrument #1995-12710, corrected and re-recorded in Instrument #1995-16017; and Property conveyed to William D. McNamee and Marla J. McNamee as recorded in Instrument #1994-13753, in Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Robin D. McNamee
 Donna L. McNamee
Mailing Address 559 Hwy 86
 Calera, AL 35040

Property Address: 559 Highway 86
 Calera, AL 35040

Grantee's Name David McNamee
 Lindsey McNamee
Mailing Address 559 Hwy 86
 Calera, AL 35040

Date of Sale September 27, 2017
Total Purchase Price \$100,000.00
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 26, 2017

Print Robin D. McNamee

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

