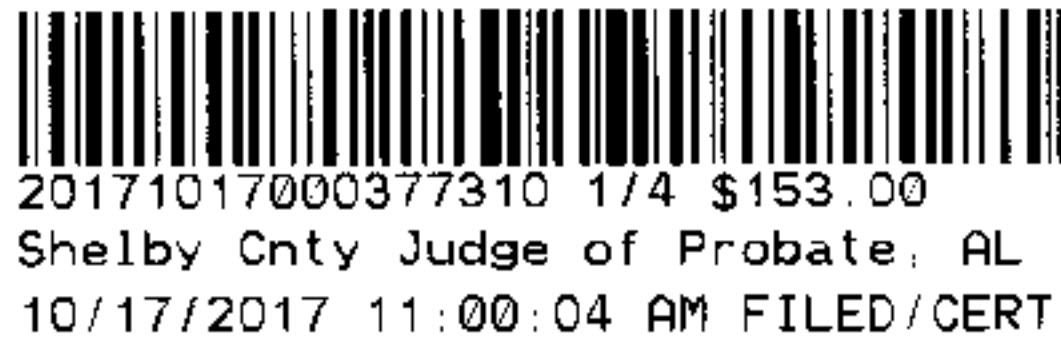


This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051
MV-17-24036



Send Tax Notice to:
David Rogers
10584 Taylors Ferry Rd
Bessemer AL 35023

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE HUNDRED THIRTY SIX THOUSAND ONE HUNDRED TWENTY FIVE AND NO/00 DOLLARS (\$136,125.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Margaret Allen, a single woman, Gerald W. Oldham, a married man, Brenda S. Morris, a married woman and Fonda L. Thomas a married woman (herein referred to as **Grantor**) grant, bargain, sell and convey unto **David Rogers and Lesa Rogers** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or their spouses.

Fonda L. Thomas and Fonda L. Higgins are one in the same person.

Brenda S. Morris & Brenda S. Matthews are one in the same person.

\$7,500 of the purchase price was paid from a mortgage recorded simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of October, 2017.

Margaret Allen
Margaret Allen

Gerald W. Oldham
Gerald W. Oldham

Brenda S. Morris
Brenda S. Morris

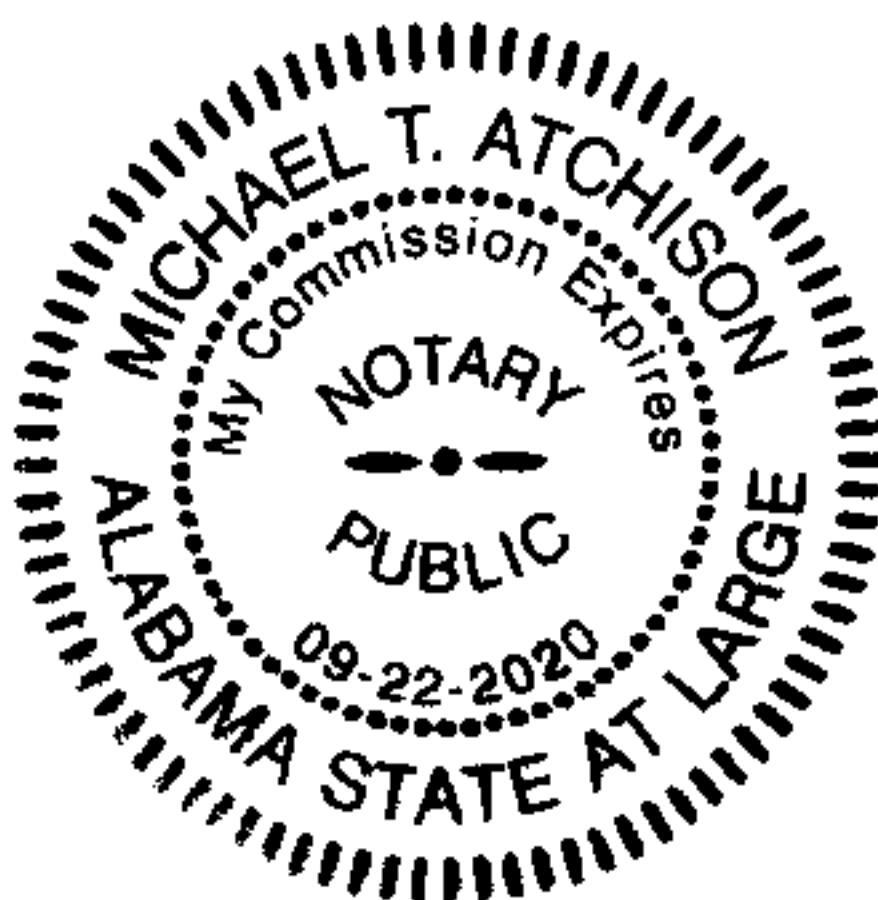
(see next page for additional signatures and notaries)

Shelby County, AL 10/17/2017
State of Alabama
Deed Tax: \$129.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Margaret Allen, Gerald W. Oldham and Brenda S. Morris** whose names are signed to the foregoing conveyance, and who is 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 and official seal this 2nd day of October, 2017.



Michael T. Atchison
Notary Public
My Commission Expires:

Fonda L. Thomas
Fonda L. Thomas

STATE OF ~~FLORIDA~~ Alabama
COUNTY OF ~~Baldwin~~ Baldwin

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Fonda L. Thomas**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of August, 2017.

Barbara L. Hansen
Notary Public
My Commission Expires: 05/27/2018


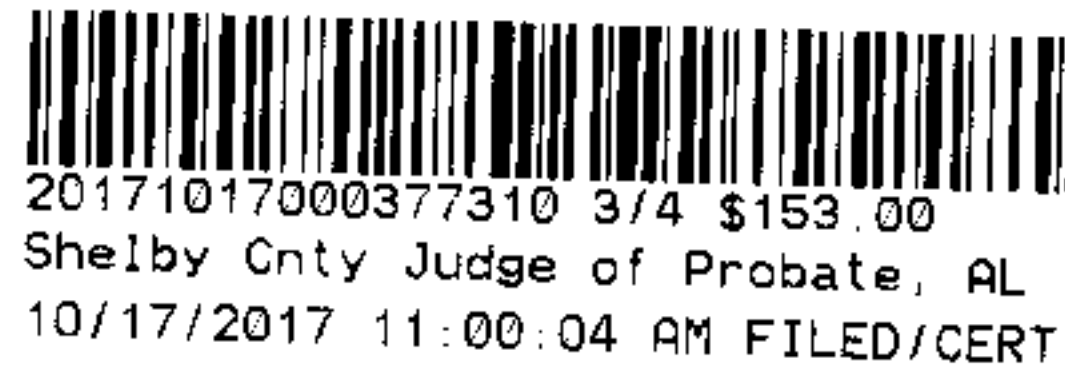

20171017000377310 2/4 \$153.00
Shelby Cnty Judge of Probate, AL
10/17/2017 11:00:04 AM FILED/CERT

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 113.41' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 156.57'; 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'; thence N00°00'49"W, a distance of 272.03' to a seawall; thence N64°22'38"W, a distance of 26.81'; thence N24°37'50"E, a distance of 10.78'; thence N63°42'53"W, a distance of 35.53'; thence N81°39'52"W, a distance of 36.27'; thence N87°23'21"W, a distance of 12.51' to the POINT OF BEGINNING.

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



Real Estate Sales Validation Form

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

Grantor's Name Margaret Allen
Gerald W. Oldham
Brenda S. Matthews
Fonda L. Thomas

Mailing Address 1 Penview Trailer Park
Alabaster AL 35007

Property Address 24 Hwy 408
Shelby, AL 35143

Grantee's Name David Rogers
Lesa Rogers

Mailing Address 10584 Taylors Ferry Rd
Bess AL 35023

Date of Sale August 30, 2017
Total Purchase Price \$ 176,125.00

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 _____

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 23, 2017

Print Margaret Allen

Unattested

Sign Margaret Allen

(Grantor/Grantee/Owner/Agent) circle one



20171017000377310 4/4 \$153.00
Shelby Cnty Judge of Probate, AL
10/17/2017 11:00:04 AM FILED/CERT

Form RT-1