

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

20171120000418520
11/20/2017 12:26:47 PM
DEEDS 1/3

Send tax notice to:
Alta H. Easley and
William S. Green
5563 Highway 17
Helena, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Forty-Nine Thousand Nine Hundred and no/100 Dollars (\$149,900.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt where is acknowledged, **Richard C. Shuleva, Esq., as Personal Representative of the Estate of Edgar Jerald Whitfield, deceased, Shelby County Probate Case No. PR-2016-12** (herein referred to as Grantor) grant, bargain, sell and convey unto **ALTA H. EASLEY and WILLIAM S. GREEN** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This deed is pursuant to that certain Order Approving Sale of Real Property dated November 9, 2017, filed under Probate Case No. PR-2016-12, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$147,184.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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 Grantor, by **Richard C. Shuleva**, its **Personal Representative**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 15th day of November, 2017.

**Estate of Edgar Jerald Whitfield,
deceased, Shelby County Probate Case
No. PR-2016-12**

**BY: Richard C. Shuleva, Esq., as Personal
Representative**

STATE OF ALABAMA
COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **Richard C. Shuleva, Esq.**, whose name as **Personal Representative of the Estate of Edgar Jerald Whitfield, deceased, Shelby County Probate Case No. PR-2016-12**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 15th day of November, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021

Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

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Parcel I

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North a distance of 432 feet; thence West a distance of 78 feet; thence South 432 feet; thence run East a distance of 46 feet to the point of beginning. Being in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 28, Township 20 South, Range 3 West. As per deed in Book 324, Page 123 recorded in the Probate Office of Shelby County, Alabama.

Less and Except

A parcel of land in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: begin at the SE corner of said $\frac{1}{4}$ $\frac{1}{4}$ section; thence run North along the West $\frac{1}{4}$ $\frac{1}{4}$ line 160.00 feet; thence turn left 90°00'22" and run West 42.97 feet to a point on the East right of way of Shelby County Highway No. 17; thence turn left 97°14'22" and run SE 160.89 feet along said right of way ; thence turn left 81°45'32" and run East 22.70 feet to the point of beginning.

Parcel II

A parcel of land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said $\frac{1}{4}$ $\frac{1}{4}$ section; thence run North along the West $\frac{1}{4}$ $\frac{1}{4}$ line 311.36 feet to the point of beginning; thence continue along the last course 130.72 feet; thence turn right 91°02'52" and run East 55.84 feet; thence turn right 88°48'37" and run South 56.84 feet; thence turn right 37°41'11" and run Southwest 91.85 feet to the point of beginning.

PARCEL NO.: 13-8-28-1-001-022.000

Real Estate Sales Validation Form

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

Grantor's Name	Whitfield Estate	Grantee's Name	ALTA H. EASLEY
Mailing Address	2450 Valleydale Road Birmingham, AL 35244	Mailing Address	WILLIAM S. GREEN 5563 Highway 17 Helena, AL 35080
Property Address	5563 Highway 17 Helena, AL 35080	Date of Sale	November 15, 2017
		Total Purchase Price \$	149,900.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

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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.

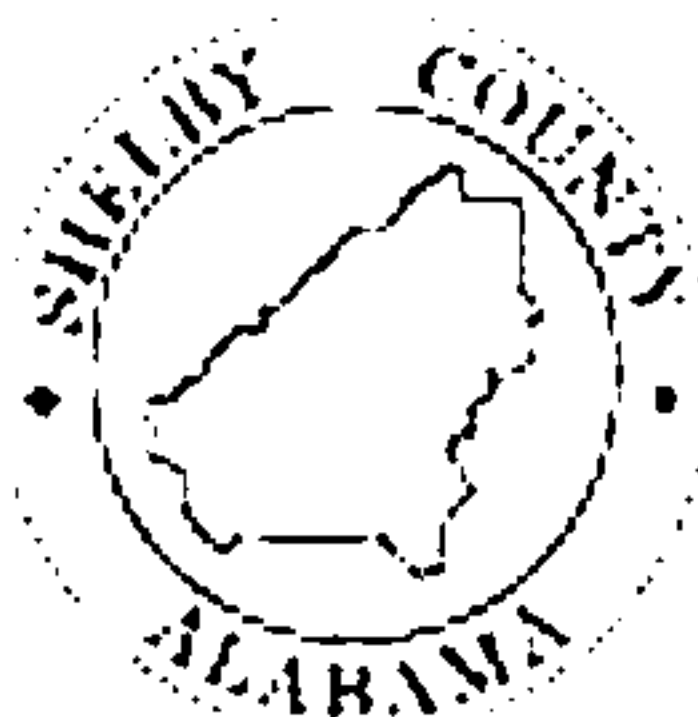
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/20/2017 12:26:47 PM
\$24.00 CHERRY
20171120000418520

[Signature]