

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-17-24325

Send Tax Notice To: John Thomas Cain
Margaret Cain

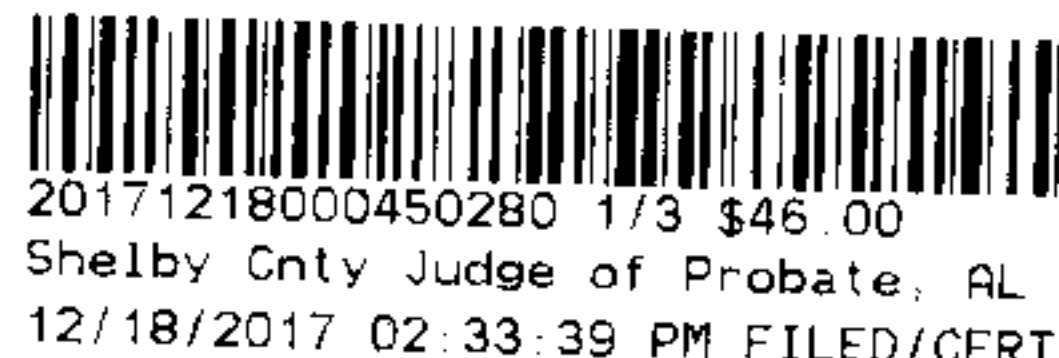
1644 Mccrory Rd
Columbiana, AL 35051

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 **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, 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, **Teresa A. Weathers a/k/a Teresa Fulkerson**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Thomas Cain and Margaret Cain**, (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 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the grantor herein or her spouse.

Teresa Fulkerson and Teresa A. Weathers are one in the same person.

\$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 December, 2017.

Teresa Fulkerson

Shelby County, AL 12/18/2017
State of Alabama
Deed Tax: \$25.00

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 Teresa A. Weathers a/k/a Teresa Fulkerson, 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 December, 2017.

Notary Public, State of Alabama

My Commission Expires: 9-22-2020

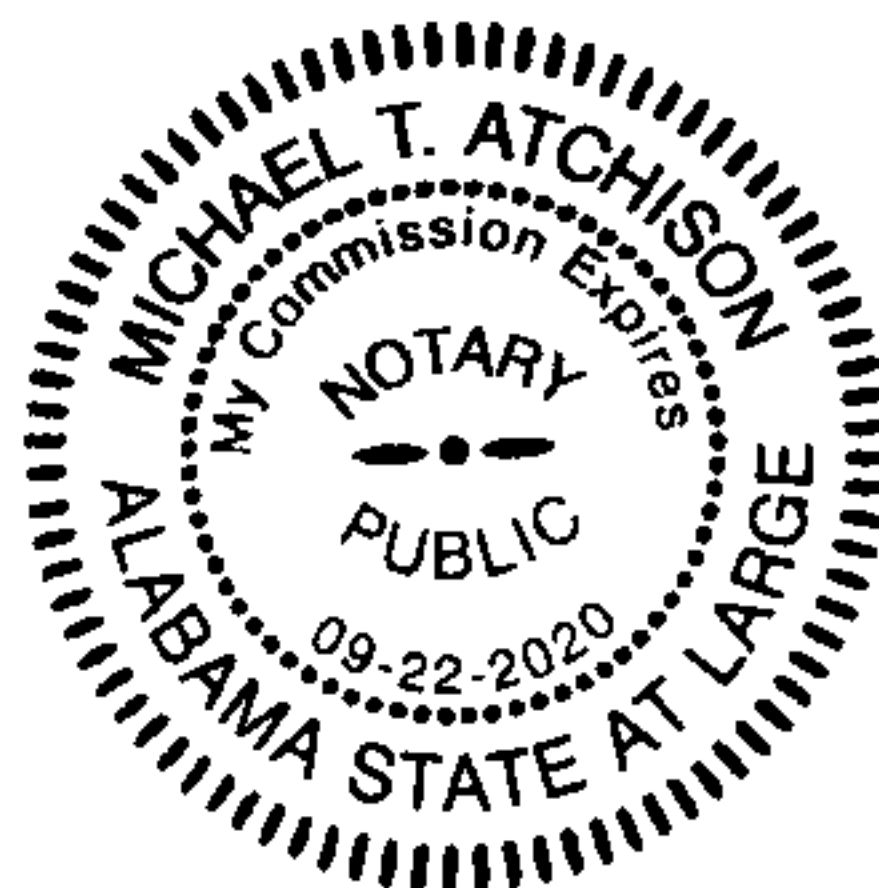


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL B:

Commence at the SE corner of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 57 minutes 50 seconds West along the South line of said section a distance of 622.40 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 450.80 feet; thence North 4 degrees 17 minutes 7 seconds East a distance of 518.59 feet; thence South 84 degrees 17 minutes 41 seconds East a distance of 443.96 feet; thence South 3 degrees 35 minutes 29 seconds West a distance of 474.22 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated May 14, 2002.

ALSO, 30' INGRESS, EGRESS AND UTILITY EASEMENT"

Commence at the SE corner of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 57 minutes 50 seconds West along the South line of said section a distance of 622.40 feet; thence North 3 degrees 35 minutes 29 seconds West a distance of 474.22 feet to the POINT OF BEGINNING of the easterly line of a 30' ingress, egress and utility easement lying 30' West of and parallel to described line; thence continue along the last described course a distance of 474.22 to the southerly right of way of Shelby County Hwy. 78 and the End of said easement.

According to the survey of Rodney Shiflett, dated May 14, 2002.



20171218000450280 2/3 \$46.00
Shelby Cnty Judge of Probate, AL
12/18/2017 02:33:39 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Teresa A. Weathers
Mailing Address _____

1810 Mooney Rd
Columbiana, AL 35051

Property Address Mooney Road
Columbiana, AL 35051

Grantee's Name Thomas Cain
Mailing Address _____

1644 Mooney Rd
Columbiana, AL 35051

Date of Sale December 14, 2017
Total Purchase Price \$25,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 December 15, 2017

Unattested

(verified by)

Print Teresa Fulkerson

Sign Teresa Fulkerson

(Grantor/Grantee/Owner/Agent) circle one

20171218000450280 3/3 \$46.00
Shelby Cnty Judge of Probate AL
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