

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-17-24228

Send Tax Notice To: William D. McDaniel  
Donna M. McDaniel

5235 Hwy 61  
Columbiana, AL 35051

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby



20171220000453480 1/3 \$40.50  
Shelby Cnty Judge of Probate, AL  
12/20/2017 01:40:57 PM FILED/CERT

That in consideration of the sum of **One Hundred Ninety Thousand One Hundred Fifty Five Dollars and No Cents (\$190,155.00)**, 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, **Don T. Gould and Terry S. Gould**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William D. McDaniel and Donna M. McDaniel**, (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.**

**\$171,139.00** 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 19<sup>th</sup> day of December, 2017.

Don T. Gould

Terry S. Gould

Shelby County, AL 12/20/2017  
State of Alabama  
Deed Tax \$19.50

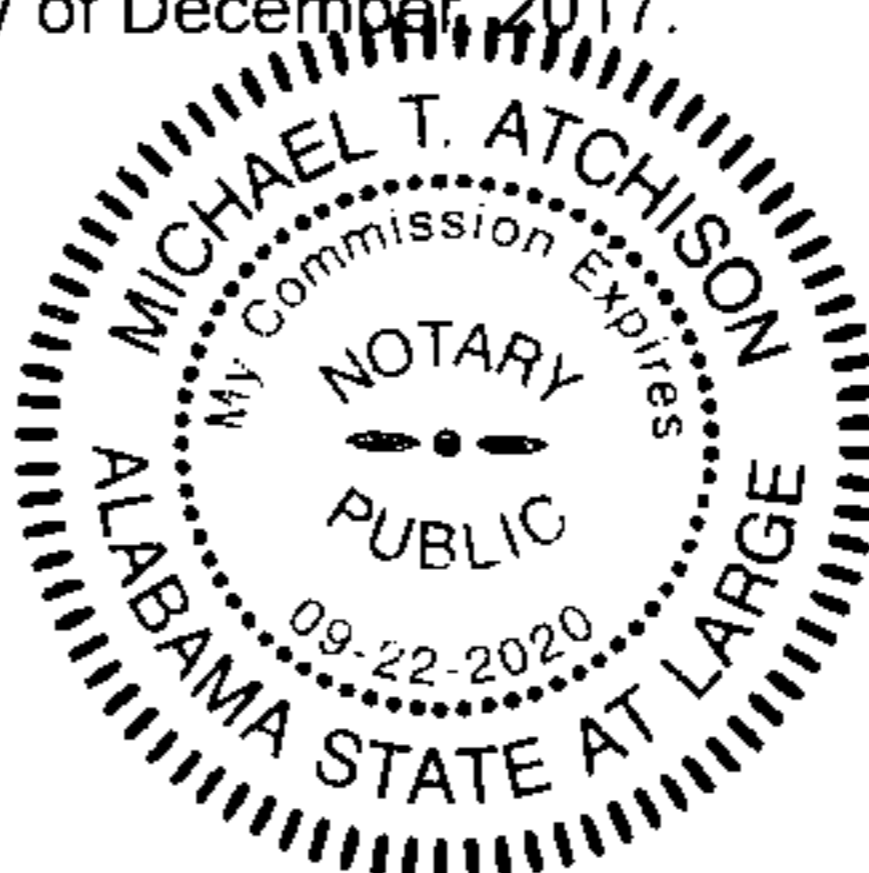
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Don T. Gould and Terry S. Gould, 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.

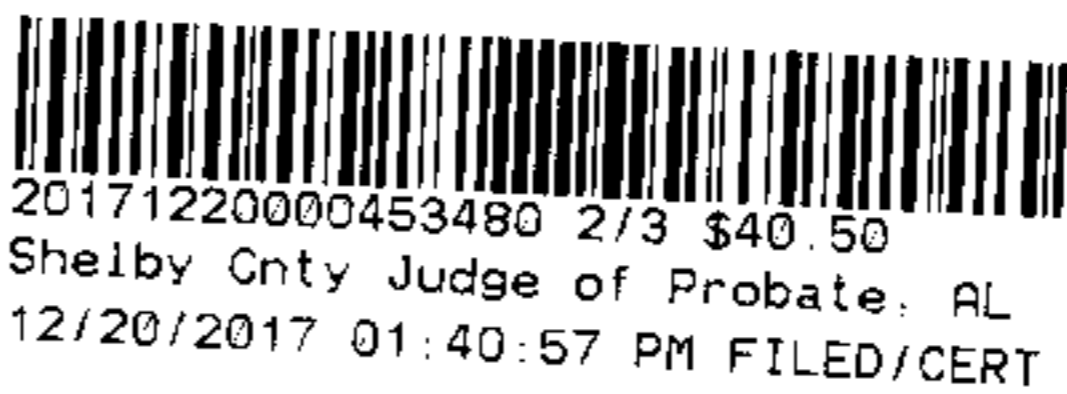
Given under my hand and official seal this the 19<sup>th</sup> day of December, 2017.

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



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land in the Northeast Quarter of the Southeast Quarter of Section 21 and the Northwest Quarter of the Southeast Quarter of Section 22, Township 21 South, Range 1 East, said parcel of land being more particularly described as follows: Beginning at a 3/4" inch pipe found at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Sixteenth Section, a distance of 950.00 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler CA 0502" on the North right of way of County Highway 1; thence South 50 degrees 31 minutes 11 seconds West along said right of way, a distance of 238.14 feet to a 1/2 inch pipe four feet from the right of way; thence North 14 degrees 32 minutes 39 seconds West, a distance of 778.60 feet to a 3/4 inch rebar found; thence South 51 degrees 36 minutes 23 seconds East, a distance of 276.23 feet to the point of beginning. Situated in 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 Don T. Gould  
Terry S. Gould

Mailing Address PO Box 272  
Shelby, AL 36143

Property Address 5235 Highway 61  
Columbiana, AL 35051

Grantee's Name William D. McDaniel  
Donna M. McDaniel

Mailing Address 5235 Hwy 61  
AL Columbiana, AL 35051

Date of Sale December 15, 2017  
Total Purchase Price \$190,155.00


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

  
20171220000453480 3/3 \$40.50  
Shelby Cnty Judge of Probate, AL  
12/20/2017 01:40:57 PM FILED/CERT

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 12, 2017

Print Don T. Gould

☐ Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one