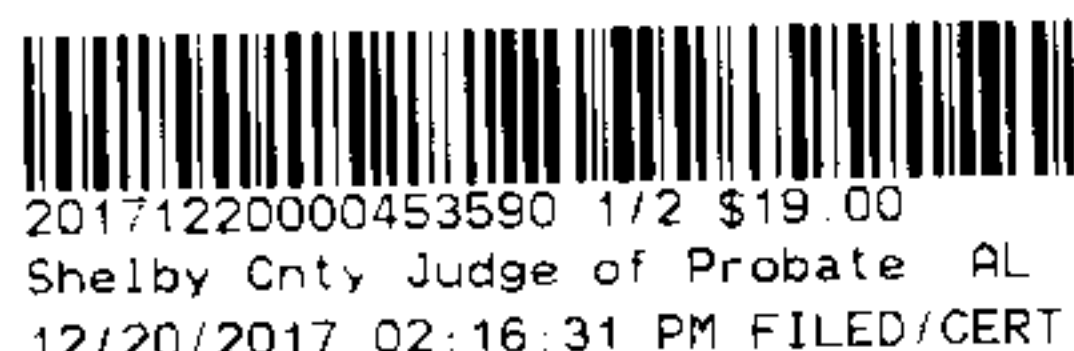


This Instrument was Prepared by:

Send Tax Notice To: Robert C. Degginger
Vickie Degginger

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



121 Pine tree Circle
Columbiana, AL 35051

File No.: MV-17-24210

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 Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, 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, **Carrie W. Valerius**, a widowed woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert C. Degginger and Vickie Degginger**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 17, according to Briarwood Subdivision, First Sector, as recorded in Map book 5, Page 23, in the Probate Office of Shelby County, Alabama.

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.

Carrie W. Valerius is the surviving grantee in Inst No. 1992-26939, Probate Office, Shelby County, Alabama. The other Grantee, Erling C. Valerius, is deceased, having died 11/18/14.

\$135,000.00 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 14th day of December, 2017.

Carrie W. Valerius
Carrie W. Valerius

State of Virginia

County of Chesterfield

I, Catherine H. Best, a Notary Public in and for the said County in said State, hereby certify that Carrie W. Valerius, 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.

Catherine H. Best #142406
Notary Public, State of VA
Catherine H. Best
My Commission Expires: Nov 30, 2020



CATHERINE H. BEST
NOTARY PUBLIC- VIRGINIA
COMM # 142406

