This Instrument was Prepared by:

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

File No.: MV-17-24210



12/20/2017 02:16:31 PM FILED/CERT

Vickie Degginger 121 Pine tree Cinte Columbian, Al 35057

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Know All Men by These Presents:

Send Tax Notice To: Robert C. Degginger

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 <u>widowed</u> 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

State of Yugania

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.

#142406 Notary Public, State of VA

My Commission Expires: <u>火ん 30, 2020</u>

CATHERINE H. BEST NOTARY PUBLIC- VIRGINIA COMM # 142406

Real Estate Sales Validation Form

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

Grantor's Name	Carrie W. Valerius	G	Frantee's Name	Robert C. Degginger Vickie Degginger
Mailing Address	13205 Gate Po Midlothian, I	S+C+ 1A 23112	/lailing Address	
Property Address	121 Pinetree Circle Columbiana, AL 35051		Date of Sale Purchase Price or Actual Value or s Market Value	<u> </u>
one) (Recordation Bill of Sale xx Sales Con Closing St	of documentary evidence is retact atement document presented for record	not required) Apprais Other	sal 201712 Shelby 12/20/	ing documentary evidence: (check 20000453590 2/2 \$19.00 Cnty Judge of Probate. AL 2017 02:16:31 PM FILED/CERT formation referenced above, the filing
	· · · · · · · · · · · · · · · · · · ·	Instructions		
current mailing add	lress.		·	onveying interest to property and their whom interest to property is being
Property address -	the physical address of the p	roperty being convey	ed, if available	•
Date of Sale - the o	late on which interest to the p	roperty was conveye	ed.	
Total purchase price the instrument offer	• • • • • • • • • • • • • • • • • • •	he purchase of the p	roperty, both re	al and personal, being conveyed by
	red for record. This may be e	•	•	al and personal, being conveyed by d by a licensed appraiser of the
valuation, of the pro-		ocal official charged	with the respon	r market value, excluding current use sibility of valuing property for property abama 1975 § 40-22-1 (h).
•	that any false statements clai			document is true and accurate. I mposition of the penalty indicated in
Date December 11	, 2017	Print	Carrie W. Vale	rius
Unattested	(verified b	Sign	Carrie (Grantor)	Grantee (Owner) Agent) circle one