

This Instrument was Prepared by:

Send Tax Notice To: Adam Ezekiel
Lindsay Ezekiel

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

File No.: MV-17-24343

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 Nine Thousand Dollars and No Cents (\$139,000.00)**, 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, **Gunnar L. Byrd and wife Patricia Byrd** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Adam Ezekiel and Lindsay Ezekiel**, (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

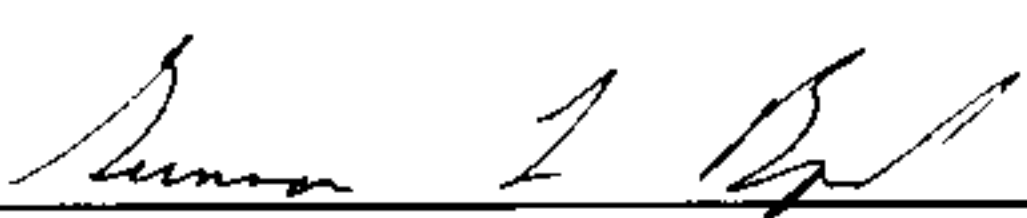
Property may be subject to taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$132,050.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

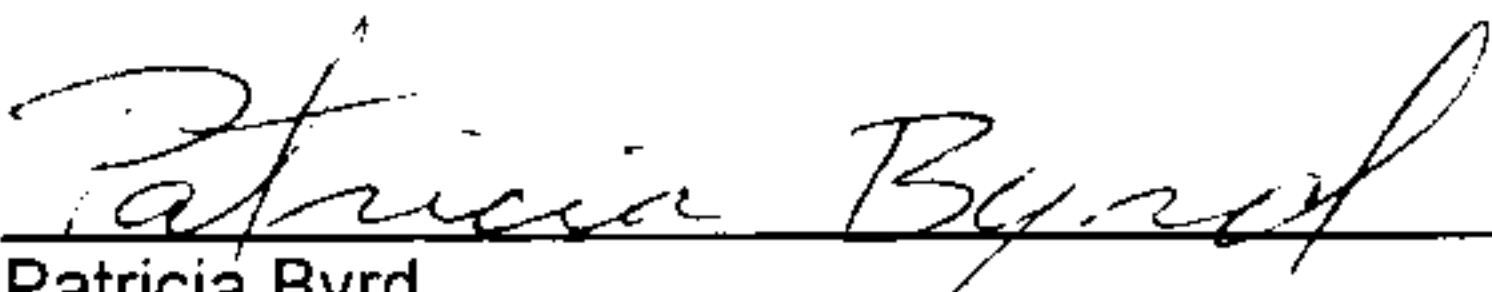
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 12th day of January, 2018.



Gunnar L. Byrd



Patricia Byrd

State of Alabama

County of Shelby

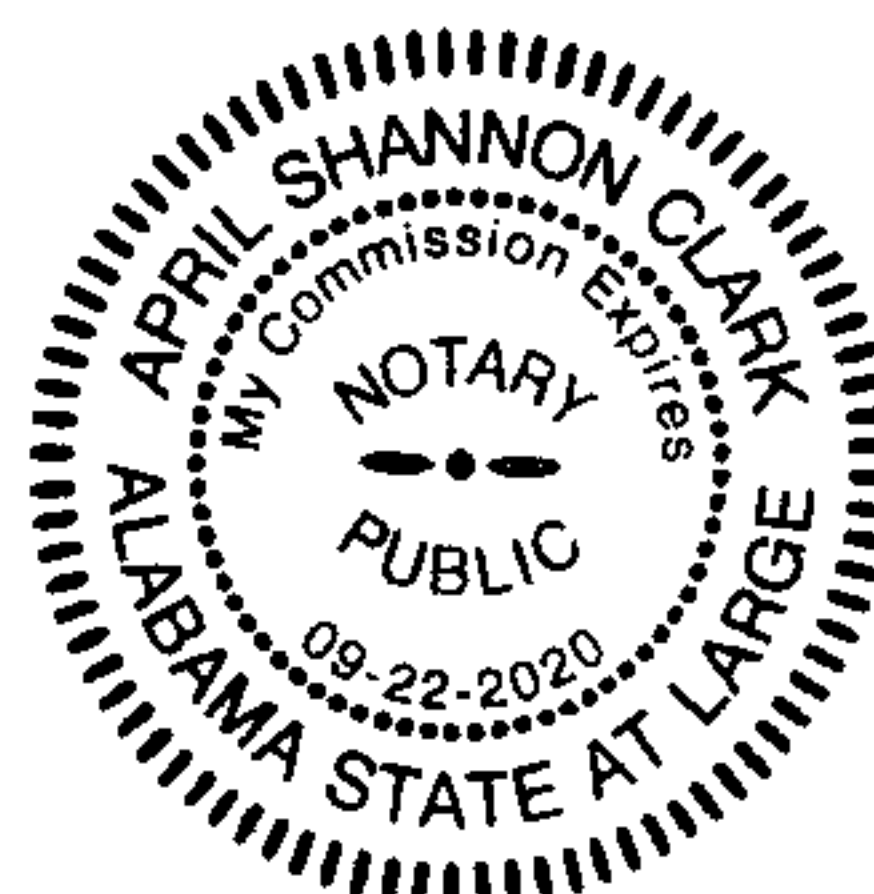

I, ~~Mike T. Atchison~~, a Notary Public in and for the said County in said State, hereby certify that Gunnar L. Byrd and Patricia Byrd, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of January, 2018.



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


20180122000021480 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
01/22/2018 01:05:33 PM FILED/CERT



Shelby County, AL 01/22/2018
State of Alabama
Deed Tax: \$7.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of the SW 1/4 and in SW 1/4 of the NW 1/4, of Section 31, Township 21 South, Range 2 West, in Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 31, Township 21 South, Range 2 West; thence South 5 degrees 01 minute 42 seconds East along the easterly line of said 1/4-1/4 section a distance of 480.00 thence South 88 degrees 55 minutes 41 seconds West a distance of 865.78 feet (meas) 866.15 feet (deed); thence North 5 degrees 13 minutes 11 seconds West a distance of 30.08 feet to the POINT OF BEGINNING; thence North 88 degrees 55 minutes 42 seconds East a distance of 210.00 feet; thence North 5 degrees 13 minutes 11 seconds West a distance of 416.00 feet; thence South 88 degrees 55 minutes 41 seconds West a distance of 210.00 feet; thence South 5 degrees 13 minutes 11 seconds East a distance of 416.00 feet to the Point of Beginning.

EASEMENT 1:
(60' INGRESS/EGRESS)

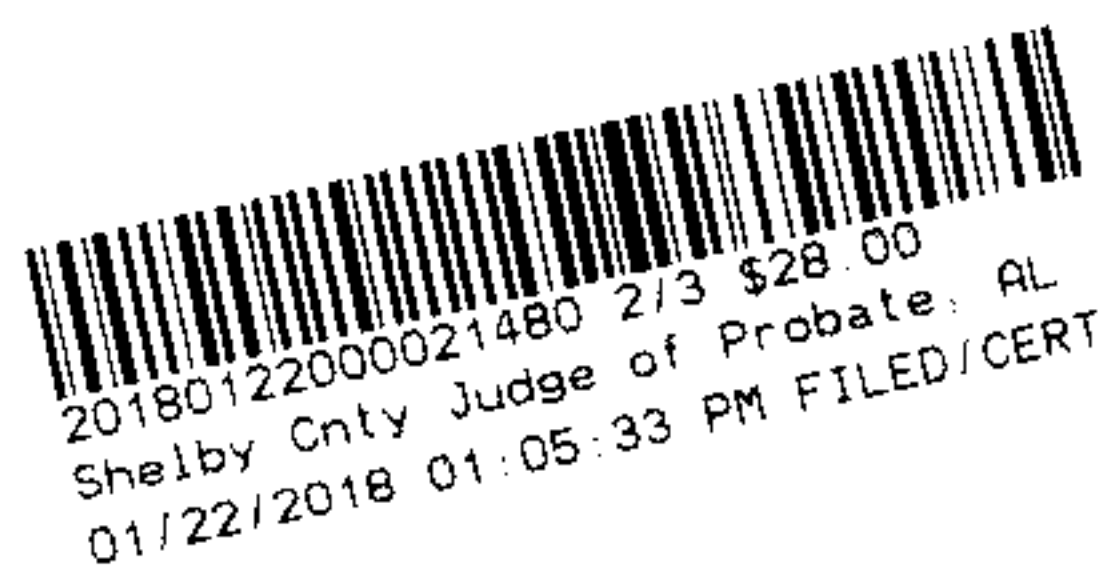
A 60' perpetual easement for ingress and egress as described in Real Book 9, Pages 478-479, and more particularly described as follows:

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 31, Township 21 South, Range 2 West; thence South 5 degrees 01 minute 42 seconds East along the easterly line of said 1/4-1/4 section a distance of 480.00; thence South 88 degrees 55 minutes 42 seconds West a distance of 865.78 (meas) 866.15 (deed); thence North 5 degrees 13 minutes 11 seconds West a distance of 30.08 feet to the POINT OF BEGINNING of the boundary of a 60' ingress and egress easement; thence South 88 degrees 55 minutes 42 seconds West a distance of 1174.02 feet; thence North 5 degrees 15 minutes 19 seconds West a distance of 15.00 feet; thence South 88 degrees 55 minutes 42 seconds West a distance of 683.40 feet to a point on the northeasterly right of way line of Shelby County Highway No. 107; thence South 5 degrees 15 minutes 19 seconds East along said right of way line a distance of 60.00 feet; thence North 88 degrees 55 minutes 42 seconds East and leaving said right of way a distance of 683.40 feet; thence South 5 degrees 15 minutes 19 seconds East a distance of 15.00 feet; thence North 88 degrees 55 minutes 42 seconds East a distance of 1174.02 feet; thence North 5 degrees 13 minutes 11 seconds West a distance of 60.00 feet to the Point of Beginning.

EASEMENT 2:
(30' INGRESS/EGRESS)

A 30' easement for ingress and egress situated in the NW 1/4 of the SW 1/4 of Section 31, Township 21 South, Range 2 West, in Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 31, Township 21 South, Range 2 West; thence South 5 degrees 01 minute 42 seconds East along the easterly line of said 1/4-1/4 section distance of 480.00 feet; thence South 88 degrees 55 minutes 42 seconds West a distance of 865.78 feet (meas) 866.15 feet (deed) to the POINT OF BEGINNING of the southeasterly boundary of a 30' easement for ingress and egress, said easement lying to the northwest of and parallel to said boundary; thence North 88 degrees 55 minutes 42 seconds East a distance of 334.89 feet to the end of said easement.



Real Estate Sales Validation Form

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

Grantor's Name Gunnar L. Byrd
Mailing Address 417 Buttercup Ln
Montevallo AL 35115

Grantee's Name Adam Ezekiel
Mailing Address Lindsay Ezekiel
365 Buttercup Lane
Montevallo AL 35115

Property Address 365 Buttercup Lane
Montevallo, AL 35115

Date of Sale January 12, 2018
Total Purchase Price \$139,000.00
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)

☐ 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 of the assessor's current market value.

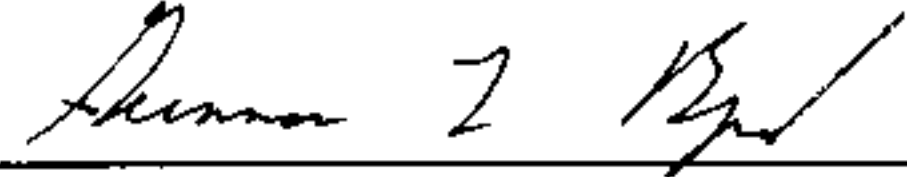
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 January 03, 2018

Print Gunnar L. Byrd

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one


20180122000021480 3/3 \$28.00
Shelby Cnty Judge of Probate: AL
01/22/2018 01:05:33 PM FILED/CERT

Form RT-1