

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Michael Palmer
P. O. Box 1592
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE HUNDRED FORTY THOUSAND AND NO/00 DOLLARS (\$550,000.00), to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sharon Dawson Kelly Fuhrmeister and husband, James W. Fuhrmeister** (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, **Michael A. Palmer and Lesa M. Palmer**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2018 property taxes, easements, restrictions, rights of way and permits of record.

Sharon Dawson Kelly Fuhrmeister is the surviving grantee of that certain right of survivorship deed from Leon F. Kelly, Jr. and Sharon Dawson Kelly recorded in Inst. #1998-03610, Leon F. Kelly, Jr. having died on or about March 2009.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of January, 2018.

20180205000038760 1/3 \$571.00
Shelby Cnty Judge of Probate, AL
02/05/2018 03:01:46 PM FILED/CERT


Sharon Dawson Kelly Fuhrmeister

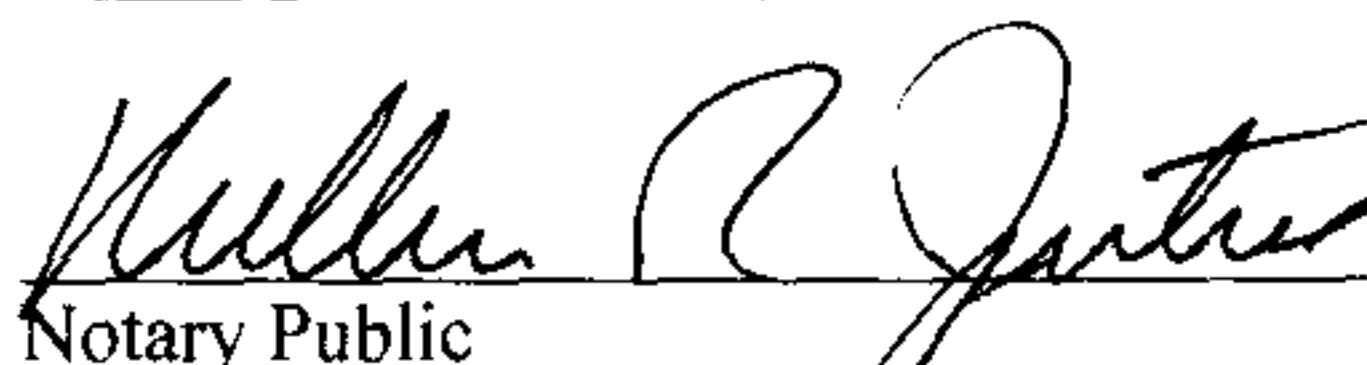

James W. Fuhrmeister

Shelby County, AL 02/05/2018
State of Alabama
Deed Tax: \$550.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Sharon Dawson Kelly Fuhrmeister and James W. Fuhrmeister are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2018.


Notary Public

My commission expires: 9-11-19

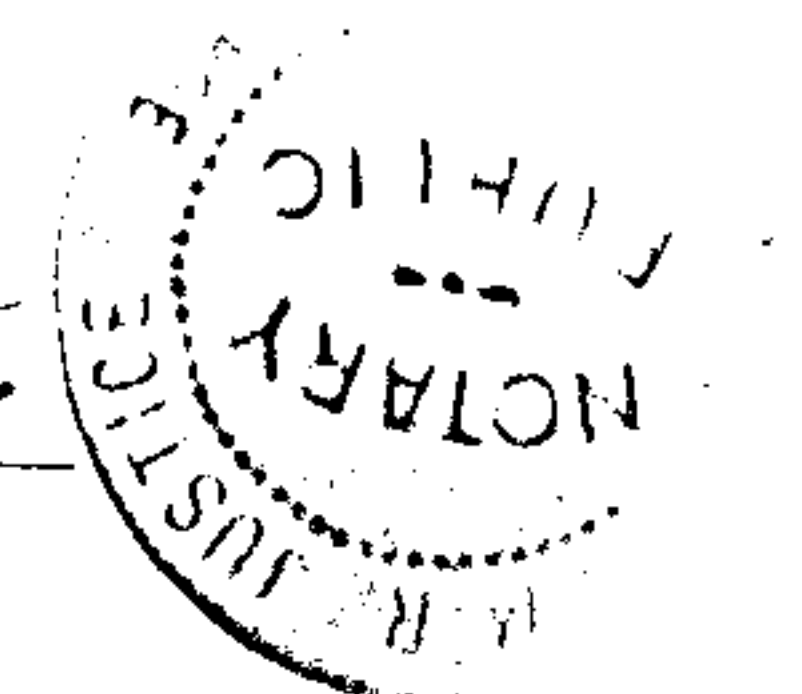


EXHIBIT "A"

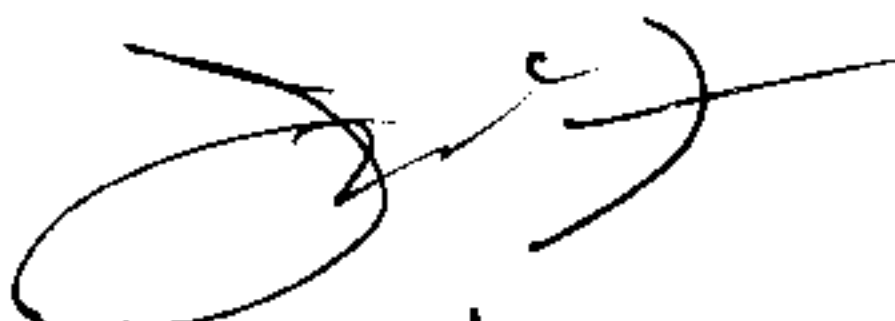
LEGAL DESCRIPTION


BEGIN at the NW Corner of the NW 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S01°13'25"W, a distance of 743.86' to the Northerly R.O.W. line of Chelsea Road, 80' R.O.W., said point also being a non-tangent curve to the right, having a radius of 1000.00, a central angle of 18°21'43", and subtended by a chord which bears S37°28'27"E, and a chord distance of 319.10'; thence along the arc of said curve and said R.O.W. line, a distance of 320.47'; thence N88°01'16"E and leaving said R.O.W. line, a distance of 679.10'; thence N01°04'23"E, a distance of 1004.39'; thence S87°59'28"W, a distance of 876.30' to the POINT OF BEGINNING.

Said Parcel containing 19.54 acres, more or less.

Commence at the NW Corner of the NW 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama; thence S01°13'25"W, a distance of 201.94' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 541.89' to the Northerly R.O.W. line of Chelsea Road, 80' R.O.W., thence N43°08'06"W and along said R.O.W. line, a distance of 19.19' to a curve to the left, having a radius of 440.00, a central angle of 08°18'41", and subtended by a chord which bears N47°16'57"W, and a chord distance of 63.77'; thence along the arc of said curve and said R.O.W. line, a distance of 63.83'; thence N51°26'18"W and along said R.O.W. line, a distance of 377.04'; thence N55°44'40"E and leaving said R.O.W. line, a distance of 443.26' to the POINT OF BEGINNING.

Said Parcel containing 2.21 acres, more or less


SOKA


20180205000038760 2/3 \$571.00
Shelby Cnty Judge of Probate: AL
02/05/2018 03:01:46 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 : Sharon D. & James W. Fuhrmeister
Mailing Address P O Box 1266
Columbiana, AL 35051

Grantee's Name: Michael A. & Lesa M. Palmer
Mailing Address: P O Box 1592
Columbiana, AL 35051

Property Address: 1150 Chelsea, Rd.
Columbiana, AL 35051

Date of Sale 1-29-18
Total Purchase Price \$ 550,000.00
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
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other --

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 or 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 1-29-18

* Sign Sharon Dawson Kelly Fuhrmeister
(Grantor/Grantee/Owner/Agent) circle one

* Print Sharon Dawson Kelly Fuhrmeister

Unattested

(Verified by)

