

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

Send Tax Notice to:
Billy & Karen D. Scurlock
150 Scurlock Ranch Road
Vincent, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty One Thousand and No/00 Dollars (\$51,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Leon M. Archer and wife, Marjorie P. Archer (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Billy Scurlock and Karen D. Scurlock (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

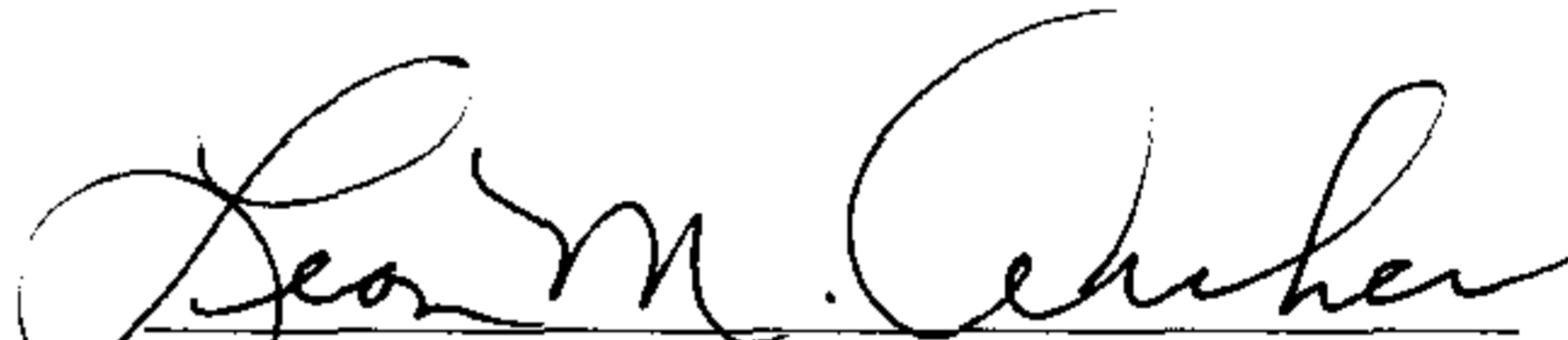
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2018 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 7th day of February, 2018.



Leon M. Archer


Marjorie P. Archer

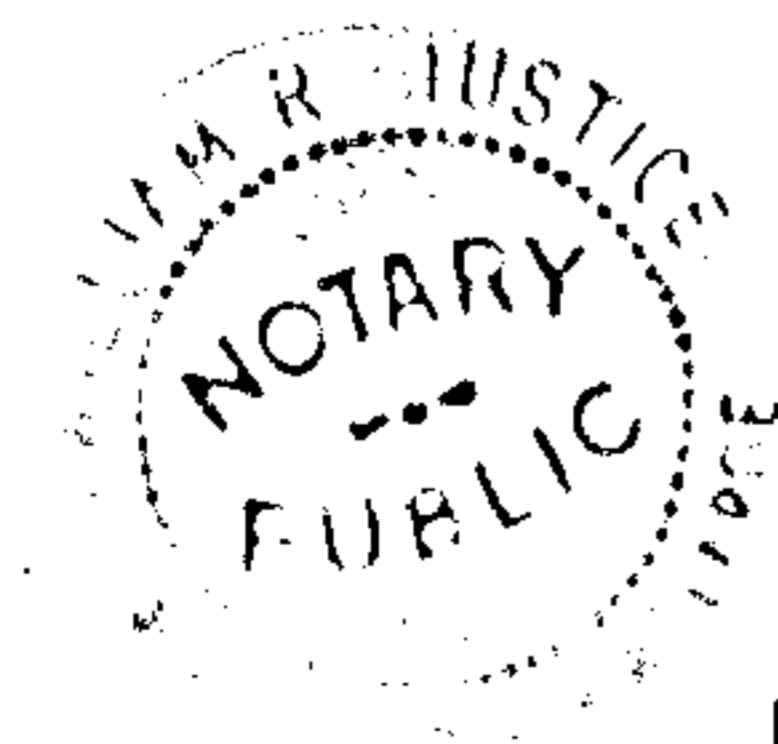
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leon M. Archer and Marjorie P. Archer, who 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 7th day of February, 2018.


Notary Public

My Commission Expires: 9-11-19



Shelby County, AL 02/08/2018
State of Alabama
Deed Tax: \$51.00



20180208000042010 1/3 \$72.00
Shelby Cnty Judge of Probate, AL
02/08/2018 01:07:41 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel No. 2:

Begin at the Northeast corner of the SE 1/4 of the NE 1/4, Section 17, Township 20 South, Range 1 East; thence proceed in a Southerly direction along the East boundary of said 1/4-1/4 for 760.91 feet to a point; thence turn an angle of 54 degrees 16 minutes to the right and run 550.76 feet to a point on the Northeast right of way line of County Highway No. 55; thence turn an angle of 90 degrees 22 minutes 11 seconds to the right and run along said right of way for 300.00 feet to a point; thence turn an angle of 89 degrees 39 minutes 49 seconds to the right and run 478.87 feet; thence turn an angle of 54 degrees 16 minutes to the left and run 555.77 feet to a point on the North boundary of the SE 1/4 of the NE 1/4 of said Section 17; thence turn an angle of 89 degrees 23 minutes 13 seconds to the right and run along said North boundary of said 1/4-1/4 for 232.00 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of the NE 1/4, Section 17, Township 20 South, Range 1 East, Shelby County, Alabama.

Ma
SM. A



20180208000042010 2/3 \$72.00
Shelby Cnty Judge of Probate, AL
02/08/2018 01:07:41 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 : Leon M. Archer & Marjorie Archer
Mailing Address 30 Wild Wind Dr.
Jackson Gap, AL 36861

Grantee's Name: Billy Scurlock & Karen D. Sculock
Mailing Address: 150 Scurlock Ranch Road
Vincent, AL 35186

Property Address: 5116 Hwy 55
Wilsonville, AL 35186

Date of Sale 2-7-18

Total Purchase Price \$ 51,000.00

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 2-7-18

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

LEON M. ARCHER

☐ Unattested

(Verified by)

Form RT-1



20180208000042010 3/3 \$72.00
Shelby Cnty Judge of Probate, AL
02/08/2018 01:07:41 PM FILED/CERT