

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-18-24419

Send Tax Notice To: Charles E. Summers
Rebecca R. Summers

1323 Farmingdale Rd
Harpersville, AL 35078

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 **Two Hundred Seventy Nine Thousand Dollars and No Cents (\$279,000.00)**, 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, **David W Stevens and Elizabeth Fisher Grilli**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Charles E. Summers and Rebecca R. Summers**, (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

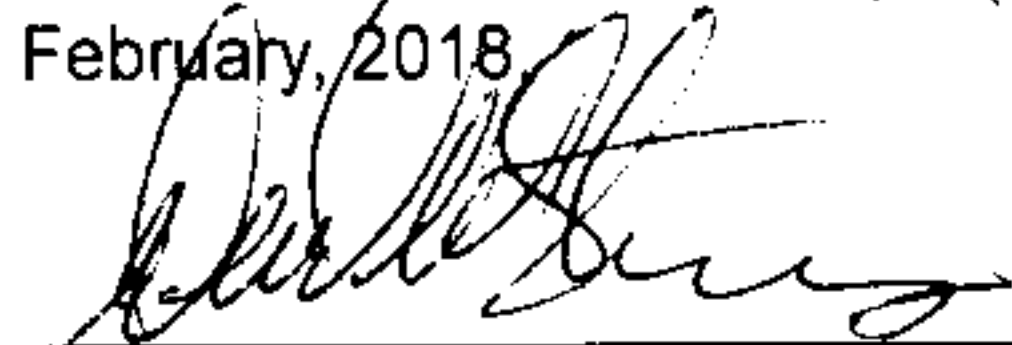
Property may be subject to taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$276,946.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

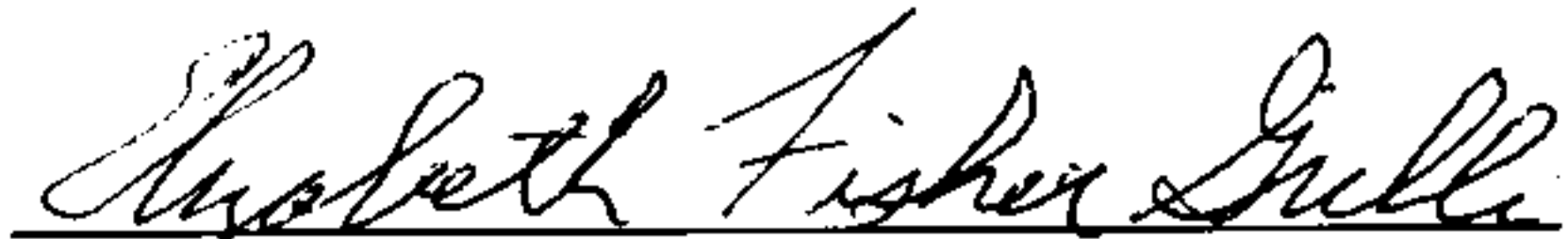
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 6th day of February, 2018.



David W Stevens



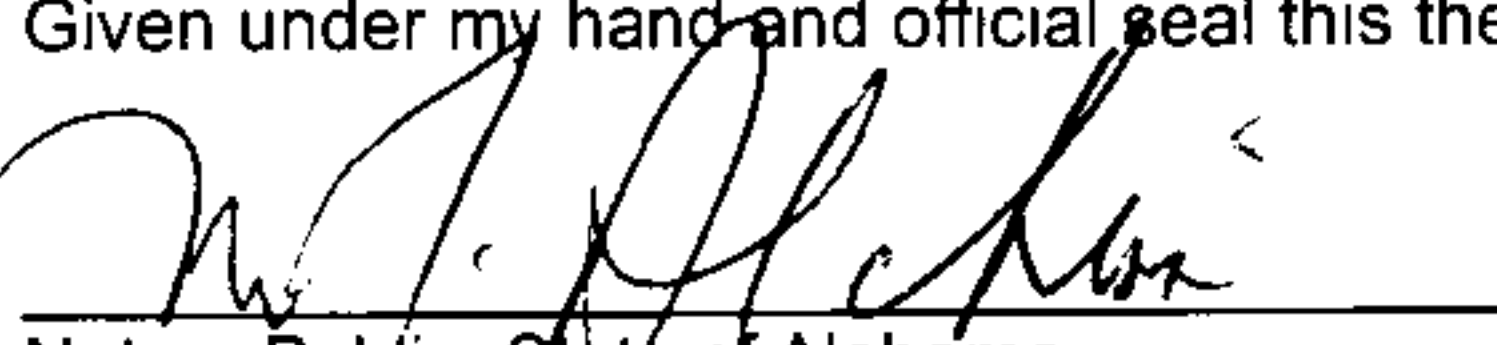
Elizabeth Fisher Grilli

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 David W Stevens and Elizabeth Fisher Grilli, 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.

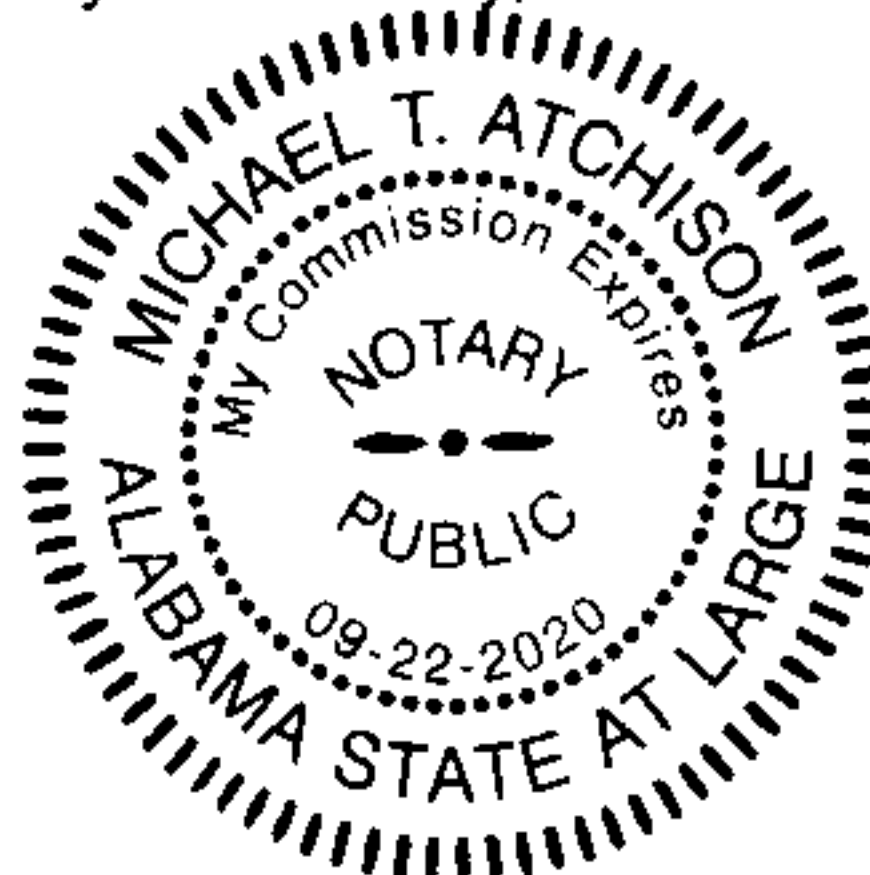
Given under my hand and official seal this the 6th day of February, 2018.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



Shelby County, AL 03/02/2018
State of Alabama
Deed Tax: \$2.50



20180302000068610 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
03/02/2018 02:10:08 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

From the NE corner of the NE 1/4 of the NW 1/4 of Section 32, Township 19 South, Range 2 East, run thence South along the East boundary of said NE 1/4 of the NW 1/4 a distance of 666.00 feet to the Point of Beginning of herein described parcel of land; thence continue along said course a distance of 655.30 feet to the SE corner of said NE 1/4 of the NW 1/4; thence turn 89 degrees 47 minutes 26 seconds right and run 40.83 feet along the South boundary of said NE 1/4 of the NW 1/4 to a point in the center of Shelby County Highway #444 (80 foot R.O.W.); thence turn 91 degrees 24 minutes 08 seconds right and run 15.00 feet along said highway centerline; thence turn 91 degrees 24 minutes 08 seconds left and run 141.79 feet; thence turn 20 degrees 15 minutes 21 seconds right and run 187.76 feet; thence turn 05 degrees 05 minutes 40 seconds right and run 423.53 feet; thence turn 21 degrees 36 minutes 25 seconds right and run 134.86 feet; thence turn 11 degrees 57 minutes 35 seconds right and run 108.52 feet; thence turn 73 degrees 27 minutes 50 seconds right and run 266.56 feet; thence turn 47 degrees 10 minutes 20 seconds right and run 711.96 feet to the POINT OF BEGINNING herein described parcel of land.

30 foot easement for ingress, egress and utilities, to-wit: From the NE corner of the NE 1/4 of the NW 1/4 of Section 32, Township 19 South, Range 2 East, run thence West along the North boundary of said NE 1/4 of the NW 1/4 a distance of 604.67 feet; thence turn 32 degrees 46 minutes 57 seconds left and run 287.08 feet; thence turn 71 degrees 35 minutes 40 seconds left and run 533.76 feet; thence turn 56 degrees 41 minutes right and run 266.56 feet to the Point of Beginning of the centerline of herein described easement; thence turn 73 degrees 27 minutes 50 seconds left and run 108.53 feet along said easement centerline; thence turn 11 degrees 57 minutes 35 seconds left and run 134.86 feet along said easement centerline; thence turn 21 degrees 36 minutes 25 seconds left and run 423.63 feet along said easement centerline; thence turn 05 degrees 05 minutes 40 seconds left and run 187.76 feet along said easement centerline; thence turn 20 degrees 15 minutes 21 seconds left and run 141.79 feet along said easement centerline to a point of termination in the centerline of Shelby County Highway #444 (80 foot R.O.W.), Shelby County, Alabama



20180302000068610 2/3 \$23.50
Shelby Cnty Judge of Probate: AL
03/02/2018 02:10:08 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 David W Stevens
Elizabeth Fisher Grilli

Mailing Address PO Box 2241
Shelby County, AL 35150

Property Address 1323 Farmingdale Road
Harpersville, AL 35078

Grantee's Name Charles E. Summers
Rebecca R. Summers

Mailing Address 1323 Farmingdale Rd
Harpersville, AL 35078

Date of Sale February 06, 2018
Total Purchase Price \$279,000.00

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 February 26, 2018

Print David W Stevens

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180302000068610 3/3 \$23.50
Shelby Cnty Judge of Probate, AL
03/02/2018 02:10:08 PM FILED/CERT

Form RT-1