

This Instrument was Prepared by:

Send Tax Notice To: William E. Ward
Judith W. Ward

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

3585 Co Rd 50
Jemison, AL 35085

File No.: S-18-24532

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Chilton

That in consideration of the sum of **One Hundred Five Thousand Dollars and No Cents (\$105,000.00)**, 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, **Gary D. Minnick and Sharon D. Minnick**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William E. Ward and Judith W. Ward**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Chilton, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

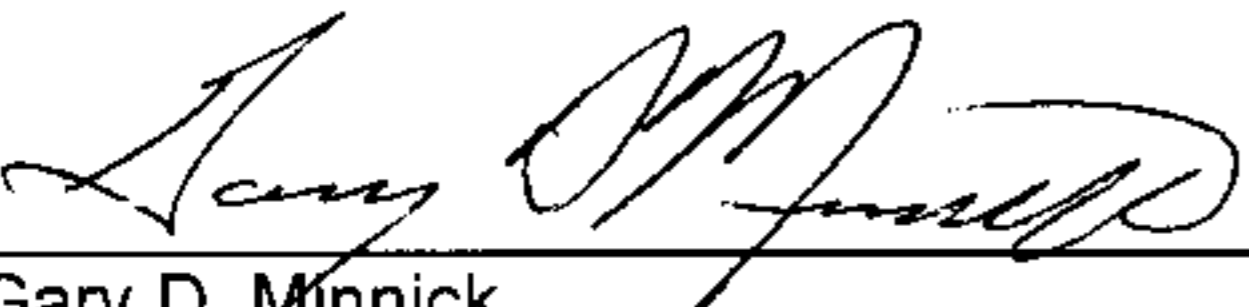
Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

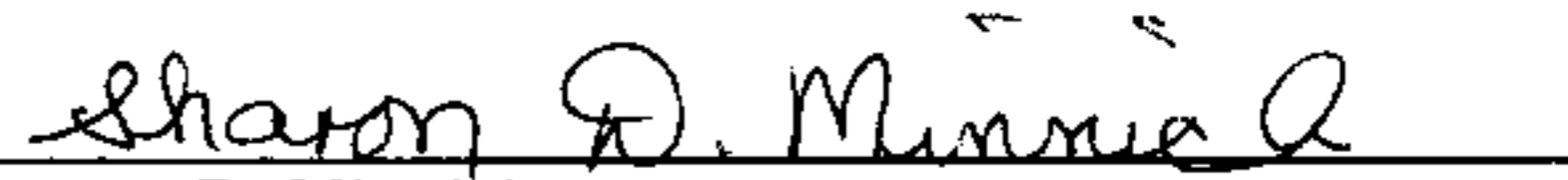
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 29th day of March, 2018.



Gary D. Minnick



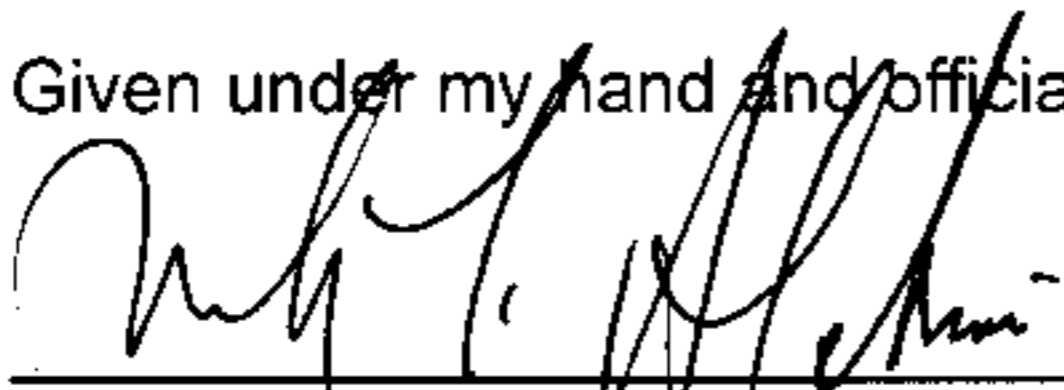
Sharon D. Minnick

State of Alabama

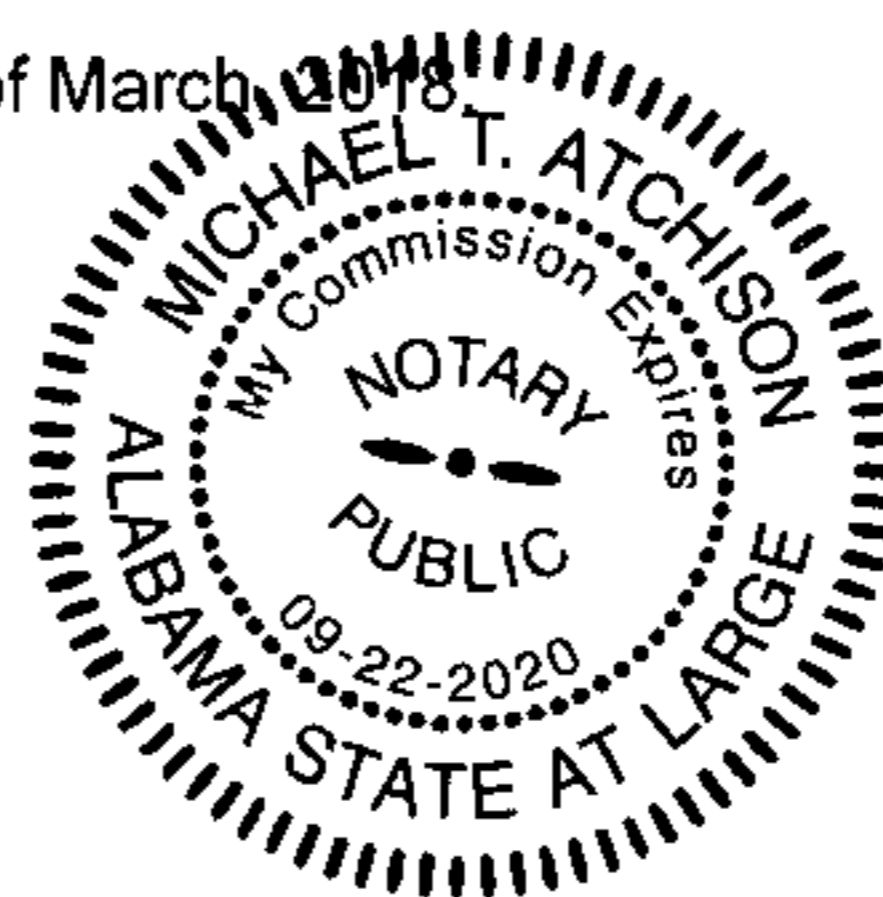
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Gary D. Minnick and Sharon D. Minnick, 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 29th day of March, 2018.



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






20180403000109400 1/3 \$126.00
Shelby Cnty Judge of Probate, AL
04/03 2018 09:56:31 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 2 inch capped pipe locally accepted as the southwest corner of the Southeast Quarter of the Northwest Quarter of Section 28, Township 24 North, Range 12 East; thence North 88 degrees 20 minutes 21 seconds East, a distance of 506.16 feet to a 5/8 inch rebar; thence South 13 degrees 38 minutes 30 seconds West a distance of 402.00 feet to a 5/8 inch rebar; thence South 00 degrees 18 minutes 19 seconds West a distance of 80.75 feet to a 5/8 inch rebar; thence South 89 degrees 23 minutes 19 seconds East a distance of 789.90 feet to a 5/8 inch rebar on the West right of way line of County Road No. 73, said point being on a curve to the right having a central angle of 00 degrees 57 minutes 53 seconds and a radius of 2969.79 feet; thence along the chord of said curve North 01 degree 27 minutes 27 seconds East a chord distance of 50.01 feet to a 1/2 inch rebar, being the point of beginning of the herein described property; thence North 89 degrees 23 minutes 19 seconds West a distance of 776.84 feet to a 1/2 inch rebar; thence North 16 degrees 02 minutes 39 seconds East a distance of 387.38 feet to a 1/2 inch rebar; thence North 88 degrees 20 minutes 21 seconds East a distance of 711.02 feet to a 1/2 rebar on the West right of way line of County Road No. 73, said point being on a curve to the right having a central angle of 00 degrees 59 minutes 09 seconds and a radius of 2969.79 feet; thence in a southerly direction along the West right of way line of Chilton County Road No. 73 for 403.59 feet, more or less, to the point of beginning, being situated in Chilton County, Alabama. According to the survey of Brad S. Lucas, P.L.S. No. 23005, dated February 5, 2007.


20180403000109400 2/3 \$126.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name	Gary D. Minnick Sharon D. Minnick	Grantee's Name	William E. Ward Judith W. Ward
Mailing Address	<u>414 Hwy 200</u> <u>Montevallo AL 35115</u>	Mailing Address	<u>3585 G Rd 50</u> <u>Tan. sm, AL 35085</u>
Property Address	10303 County Road 73 Montevallo, AL 35115	Date of Sale	March 29, 2018
		Total Purchase Price	\$105,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 March 28, 2018

Print Gary D. Minnick

Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180403000109400 3/3 \$126.00
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04/03/2018 09:56:31 AM FILED/CERT

Form RT-1