

This Instrument was Prepared by:

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

File No.: S-18-24638

Send Tax Notice To: Steven Craig Tuggle
Amanda Marie Tuggle

908 Lake Janie Rd
Murdy, AL 35084

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 **Fifty Five Thousand Nine Hundred Dollars and No Cents (\$55,900.00)**, 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, **James Ronald Wortham**, a Married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steven Craig Tuggle and Amanda Marie Tuggle**, (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 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

This property constitutes no part of the homestead of the Grantor herein or his spouse.

\$47,515.00 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of May, 2018.

James Ronald Wortham
James Ronald Wortham

By Christopher Starr Wortham, Attorney in Fact
By Christopher Starr Wortham
As Attorney in Fact

20180515000166720 1/3 \$77.00
Shelby Cnty Judge of Probate, AL
05/15/2018 09:09:55 AM FILED/CERT

Shelby County, AL 05/15/2018
State of Alabama
Deed Tax: \$56.00

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 by Christopher Starr Wortham as Attorney in Fact for James Ronald Wortham, 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 10th day of May, 2018.

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

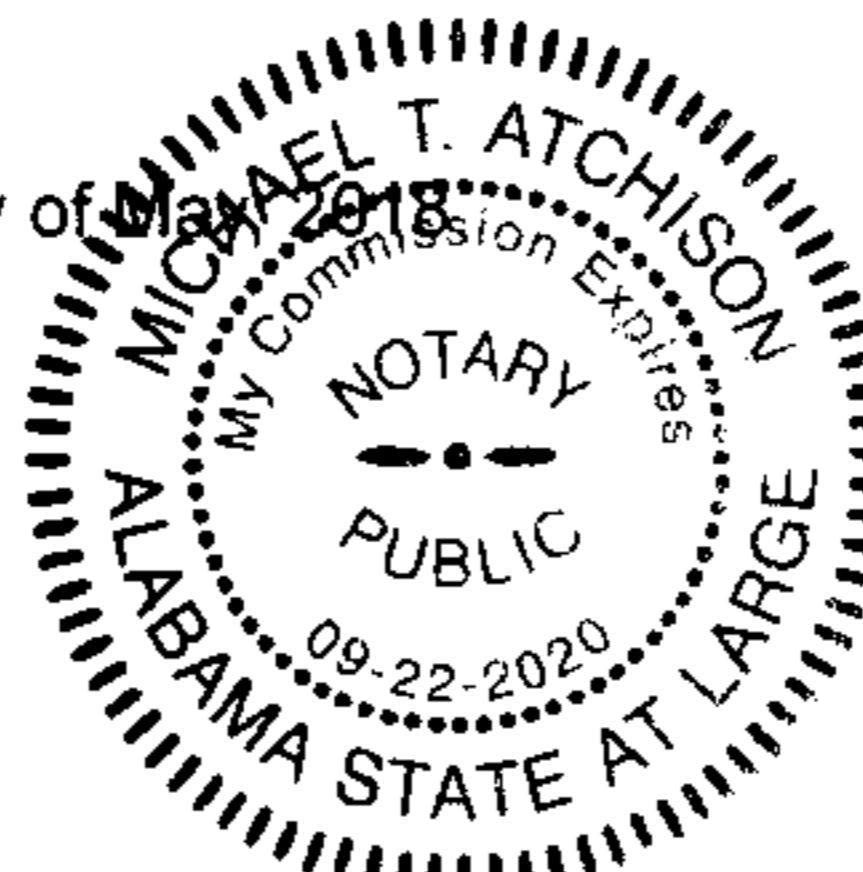


EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the E 1/2 of W 1/2 of SE 1/4 of NE 1/4 and the E 1/2 of W 1/2 of NE 1/4 of SE 1/4 of Section 23, Township 19, Range 1 East, lying South of old U. S. Highway 280.

Also, two acres of land in the E 1/2 of the NE 1/4 of the SE 1/4 of Section 23, Township 19, Range 1 East, described as follows, to-wit:

Commencing at the Northeast corner of said NE 1/4 of the SE 1/4 of said Section 23, and run thence West along the North line of said forty acre tract distance of 525 feet to the point of beginning of the tract herein conveyed; from said point of beginning run thence West along the North line of said forty acre tract, a distance of 135 feet, more or less, to the West line of said East 1/2 of the NE 1/4 of the SE 1/4 of said Section 23; run thence South along said line as aforesaid a distance of 646.5 feet to a point; run thence East 135 feet to a point; run thence North 646.5 feet to the point of beginning.



20180515000166720 2/3 \$77.00
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 James Ronald Wortham
4893 Hwy 51
Mailing Address Harpersville, AL 35186

Property Address 2225 Westover Rd.
Harpersville, AL 35178

Grantee's Name Steven Craig Tuggle
Amanda Marie Tuggle
Mailing Address

Date of Sale May 10, 2018
Total Purchase Price \$55,900.00
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 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).

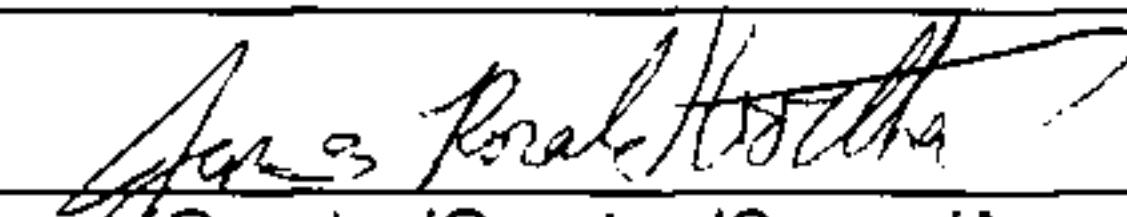
Date May 08, 2018

Print James Ronald Wortham

Unattested

Sign

(verified by)



(Grantor/Grantee/Owner/Agent) circle one



20180515000166720 3/3 \$77.00
Shelby Cnty Judge of Probate, AL
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Form RT-1