

This Instrument was Prepared by:

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

File No.: S-18-24887

Send Tax Notice To: Josh Houston  
Jennifer Houston

12149 Mundy Rd.  
Lodi, CA 95240

**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 Five Thousand Dollars and No Cents (\$205,000.00)**, 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, **Kenneth Neal Chapman**, a \_\_\_\_\_ man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Josh Houston and Jennifer Houston**, (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 all 2018 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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

\$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 8th day of June, 2018.

x Kenneth Neal Chapman  
Kenneth Neal Chapman

State of Alabama

County of Baldwin

I, Sherry G. Hoffman

a Notary Public in and for the said County in said State, hereby certify that Kenneth Neal Chapman, 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 8th day of June, 2018.

Sherry G. Hoffman  
Notary Public, State of Alabama

My Commission Expires: 03-08-2021



20180614000210570 1/3 \$226.00  
Shelby Cnty Judge of Probate, AL  
06/14/2018 10:46:54 AM FILED/CERT

Shelby County, AL 06/14/2018  
State of Alabama  
Deed Tax \$205.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 30, Township 20 South, Range 1 West and also in the NE 1/4 of the SE 1/4 of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the crimped iron found at the SW corner of the NW 1/4 of the SW 1/4 of said Section 30; thence run East along the South line of said Section 30 for a distance of 776.66 feet to a point; thence turn an angle to the left of 89 degrees 47 minutes 49 seconds and run in a Northerly direction for a distance of 850.48 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds run in a Westerly direction for a distance of 1065.72 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Southerly direction for a distance of 838.42 feet to a point on the South line of the NE 1/4 of the SE 1/4 of said Section 25; thence turn an angle to the left of the 87 degrees 03 minutes 57 seconds and run in a Easterly direction along said 1/4 1/4 Section for a distance of 289.44 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO,

A 60 foot non-exclusive access easement lying 30 feet either side of a line situated in the East 1/2 of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at a crimped iron found at the SE corner of the NE 1/4 of the SE 1/4 of said Section 25; thence run West along the South line of said 1/4 1/4 Section for a distance of 289.44 feet to the point of beginning of the center line of said 60 foot easement; thence turn an angle to the right of 87 degrees 03 minutes 57 seconds and run in a Northerly direction along the center line of said 60 foot easement for a distance of 1720.90 feet to the end of said easement and the intersection of 60 foot overall non-exclusive easement described herein.



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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	Kenneth Neal Chapman	Grantee's Name	Josh Houston Jennifer Houston
Mailing Address		Mailing Address	12149 Mundy Rd. Lodi, CA 93240
Property Address	932 Hidden Chelsea, AL 35043	Date of Sale	June 08, 2018
		Total Purchase Price	\$205,000.00
		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 June 06, 2018

Print Kenneth Neal Chapman

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



20180614000210570 3/3 \$226.00  
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