

This Instrument was Prepared by:

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

File No.: S-18-24663

Send Tax Notice To: Michael Leon Hoover  
Debbie Sue Hoover

429 W. Highway 421  
Columbiana, AL 35040

## 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 **Ninety Eight Thousand Dollars and No Cents (\$98,000.00)**, 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, **John C. Pirtle and Kay A. Pirtle, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Leon Hoover and Debbie Sue Hoover**, (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.**

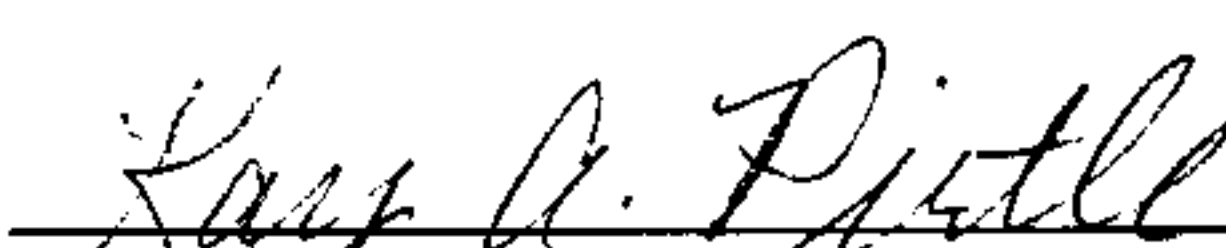
**\$78,400.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 14th day of June, 2018.

  
John C. Pirtle

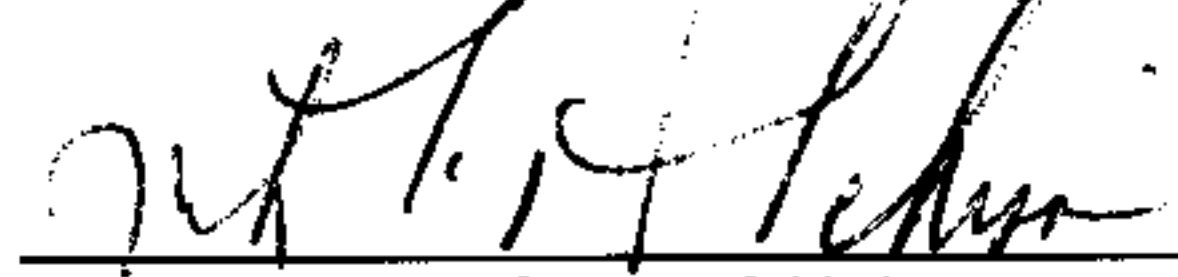
  
Kay A. Pirtle

State of Alabama

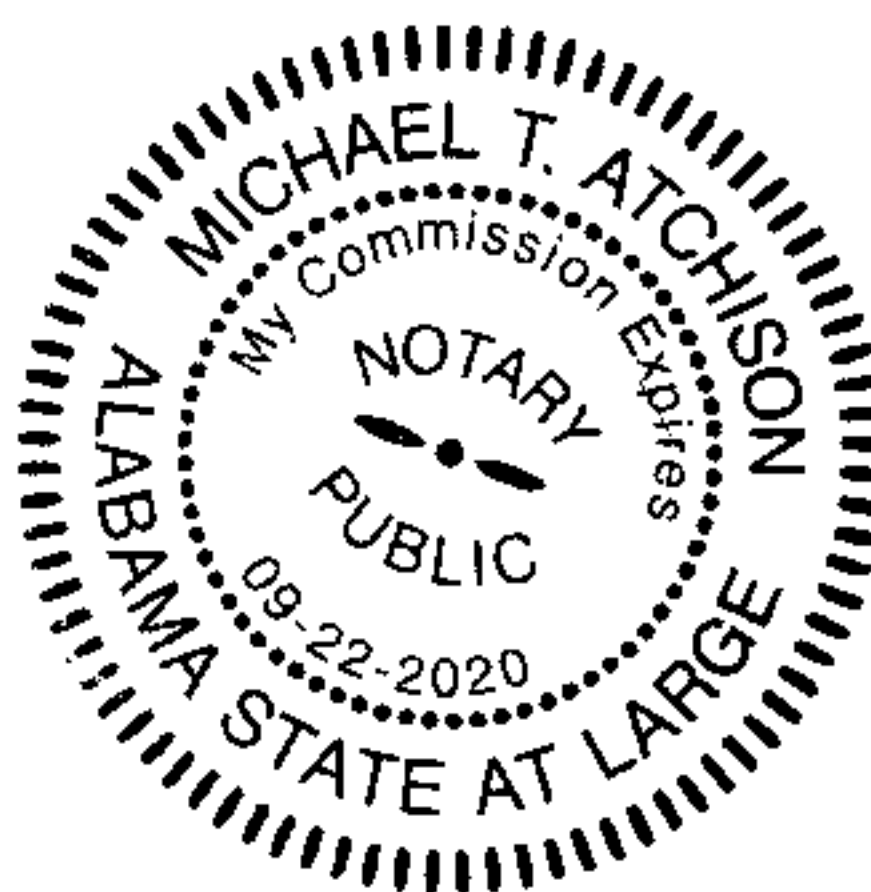
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that John C. Pirtle and Kay A. Pirtle, 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 14th day of June, 2018.



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



Shelby County, AL 06/18/2018  
State of Alabama  
Deed Tax: \$20.00

  
20180618000215080 1/3 \$41.00  
Shelby Cnty Judge of Probate, AL  
06/18/2018 01:49:43 PM FILED/CERT

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

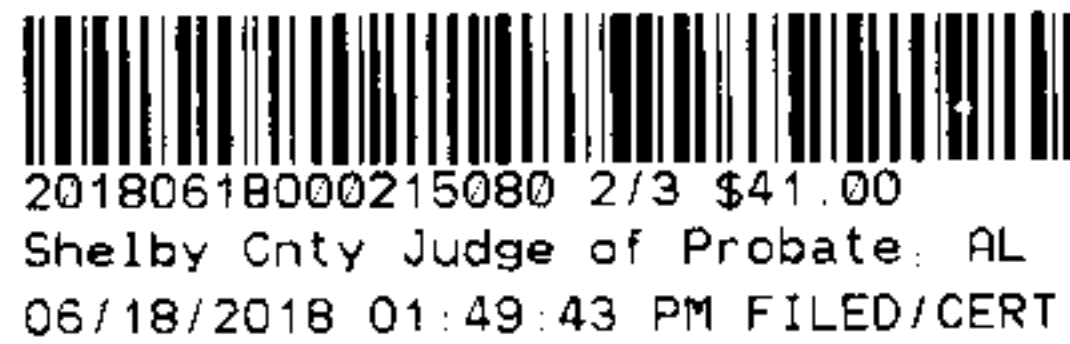
**Parcel I:**

Lot numbered 1, as per map of Benson's Camp on Waxahatchee Creek, which is recorded in Map Book 4, Page 28, in the Probate Office of Shelby County, Alabama.

**Parcel II:**

Also, begin at the Northeast corner of Lot 1, Benson's Camp, as recorded in Map Book 4, Page 28, Probate Court, Columbiana, Shelby County, Alabama; thence easterly along the projection of said Lot 1, 50.20 feet to a point; thence 90 degrees 0 minutes right 15.0 feet to the water line of Waxahatchee Creek Slough; thence Southwesterly along said water line of said slough 39.26 feet, more or less, to a point on the water line of Lot 1, as projected; thence Westerly along said project line 41.98 feet to the Southeast corner of said Lot 1; thence 91 degrees 42 minutes right 50.0 feet to the point of beginning.

Situated in Shelby County, Alabama.



## Real Estate Sales Validation Form

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

Grantor's Name John C. Pirtle  
Kay A. Pirtle  
Mailing Address 3495 Co. Rd. 26  
Billingsley, AL 36006  
Property Address 11 Mayfly Lane  
Shelby, AL 35143

Grantee's Name Michael Leon Hoover  
Debbie Sue Hoover  
Mailing Address 429 Waterford Lane Tr. 1  
Calhoun, AL 35040  
Date of Sale June 14, 2018  
Total Purchase Price \$98,000.00  
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 June 12, 2018

Print John C. Pirtle

Unattested

Sign John C. Pirtle

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180618000215080 3/3 \$41.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1