

This Instrument was Prepared by:

Send Tax Notice To: Waymond N. Adams Jr.
Ashley Jordan Watts
Michael Norman Watts

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

1828 Fleming Rd
Vincent, AL 35178

File No.: S-18-24699

**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 **One Hundred Thirty Seven Thousand Dollars and No Cents (\$137,000.00)**, 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, **Wiley M. McKeller and Laura M. McKeller**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Waymond N. Adams Jr., Ashley Jordan Watts, and Michael Norman Watts**, (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

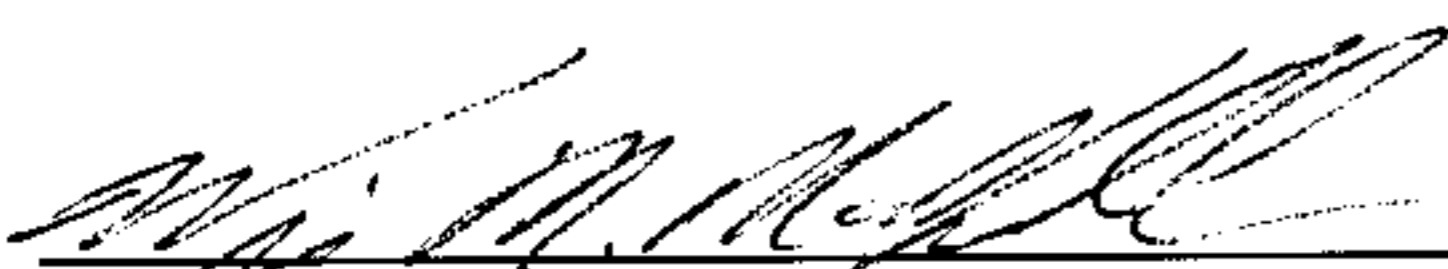
Property may be subject to taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$134,513.00 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 25th day of June, 2018.


Wiley M. McKeller

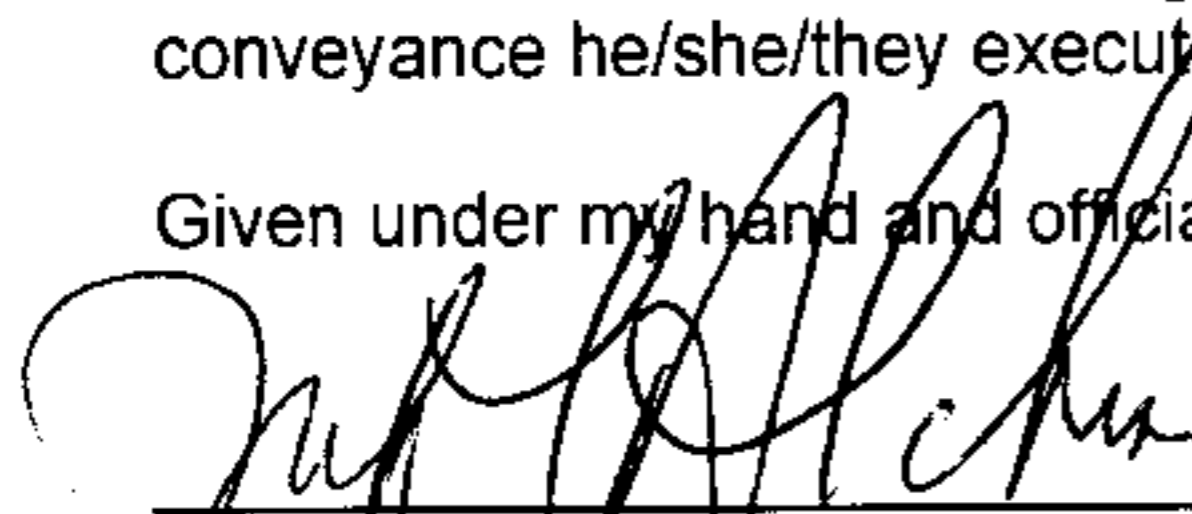

Laura M. McKeller

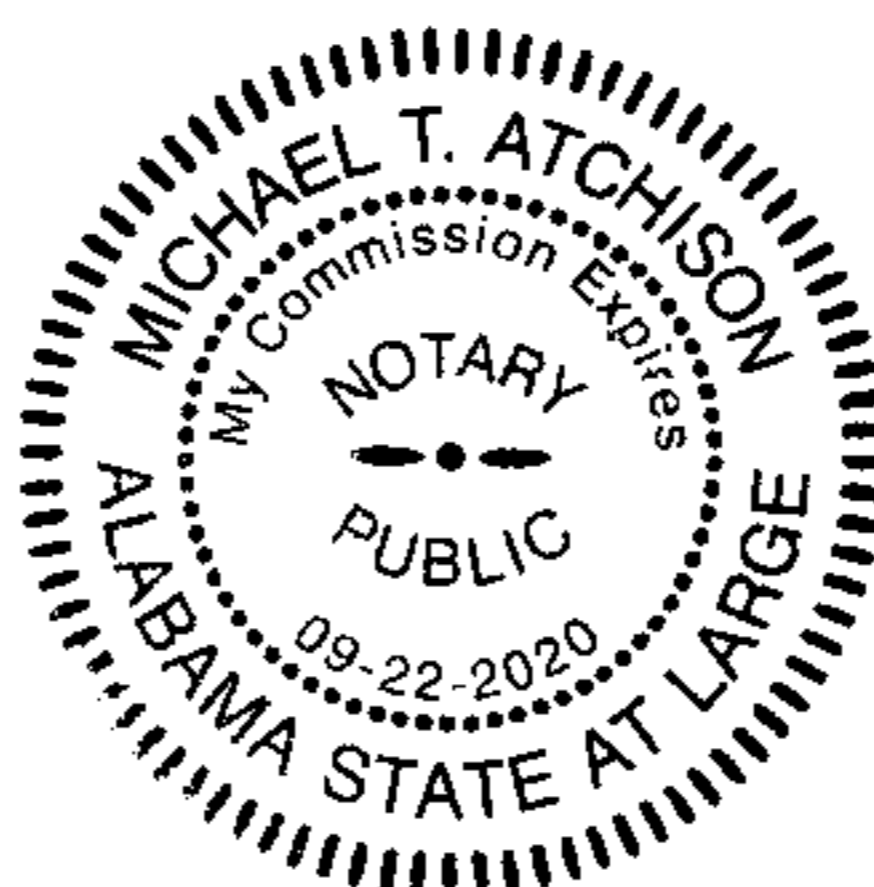
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Wiley M. McKeller and Laura M. McKeller, 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 25th day of June, 2018.


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




Shelby County, AL 06/26/2018
State of Alabama
Deed Tax: \$2.50



20180626000227370 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
06/26/2018 01:30:38 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land located in the NE 1/4 of the SE 1/4 of Section 35, Township 18 South, Range 2 East; Commence at the point of intersection of the East right of way line of U.S. Highway 231 and the South line of the NE 1/4 of SE 1/4 of Section 35, Township 18 South, Range 2 East; thence run in a Northwesterly direction along said East line of said highway right of way a distance of 330 feet, more or less, to the point of intersection of said East right of way line with the Northwest line of Fleming Road, said point being the point of beginning of the property herein conveyed; thence run in a Northeasterly direction along the Northwest line of said road a distance of 285 feet to a point; thence run in a Northwesterly direction parallel to the East line of said U.S. Highway 231 a distance of 315 feet to a point; thence run in a Southwesterly direction parallel to the North line of said Fleming Road a distance of 285 feet to a point on the East right of way line of said Highway 231; thence run in a Southeasterly direction along the East right of way line of said U.S. Highway 231 a distance of 315 feet to the point of beginning. Situated in Shelby County, Alabama.


20180626000227370 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
06/26/2018 01:30:38 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 Wiley M. McKeller
Laura M. McKeller
Mailing Address 1828 Fleming Road
Vincent, AL 35178
Property Address 1828 Fleming Rd.
Vincent, AL 35178

Grantee's Name Waymond N. Adams Jr.
Ashley Jordan Watts
Mailing Address 1828 Fleming Road
Vincent, AL 35178
Date of Sale June 25, 2018
Total Purchase Price \$137,000.00
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
 Sales Contract
 Closing Statement
 Appraisal
 Other

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 25, 2018

Print Wiley M. McKeller

Unattested

WMA
(verified by)

Sign *Wiley M. McKeller*
(Grantor/Grantee/Owner/Agent) circle one



20180626000227370 3/3 \$23.50
Shelby Cnty Judge of Probate, AL
06/26/2018 01:30:38 PM FILED/CERT