

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-18-24759

Send Tax Notice To: John D. Bath
Martha P. Bath
110 Lester St.
Columbiana, AL 35051

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 **Thirty Two Thousand Dollars and No Cents (\$32,000.00)**, 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, **Estate of Eula Mae Vanderslice**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John D. Bath and Martha P. Bath**, (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.

\$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 27th day of June, 2018.

ESTATE OF EULA MAE VANDERSLICE



By Sanford D. Hatton, Jr.
Administrator



20180703000235820 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
07/03/2018 07:48:42 AM FILED/CERT

State of Alabama

County of Shelby

Shelby County, AL 07/03/2018
State of Alabama
Deed Tax: \$32.00

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sanford D. Hatton as Administrator of The Estate of Eula Mae Vanderslice, 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 27th day of June, 2018.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

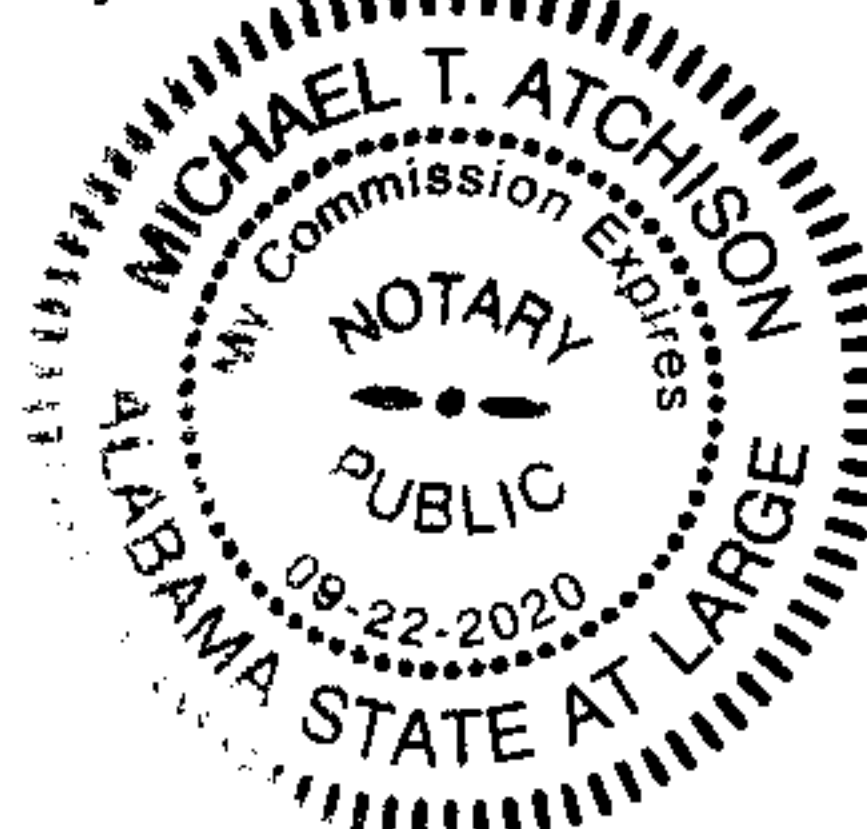


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 6 of Owen's Addition to the Town of Columbiana, as the same appears of record in the office of the Judge of Probate of Shelby County, Alabama. Said portion being further described as commencing on the East side of Collins Street 596.5 feet North of the North boundary of Lauderdale Street in the Town of Columbiana, Shelby County, Alabama, and run thence East and parallel with the North side of Section 26, Township 21 South, Range 1 West, 170 feet to the northwest corner of lot owned by Roy M. Hughes; thence run in a southerly direction and parallel with Collins Street 86.6 feet to the point of beginning of the land herein conveyed; thence continue in the same direction 80 feet; thence run in an easterly direction and parallel with Lauderdale Street 90 feet; thence run in a northerly direction and parallel with Lester Street 80 feet; thence West and parallel with the South line of the land herein conveyed 90 feet to the point of beginning.

Together with an easement for roadway purposes across the West 6 feet of the lot owner by Roy M. Hughes lying immediately North and adjoining the lot herein conveyed.

ALSO, a portion of Lots 8 and 9, according to B. J. Owen's Addition to the Town of Columbiana, Ala. as shown in Map Book 3, Page 76, as recorded in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Lot 7 according to said map; thence run in a southerly direction along the eastern boundary of Lot 7 and Lot 8 a distance of 92 feet to the point of beginning of the lot herein conveyed; thence turn to the right and run in a westerly direction parallel with the northern boundary of Lot 8 a distance of 140 feet to a point on the western boundary of Lot 8; thence turn to the left and run southerly a distance of 80 feet along the western boundary of said Lot 8 and Lot 9 to a point; thence turn to the left and run in an easterly direction parallel with the northern boundary of Lot 9 a distance of 140 feet to a point on the eastern boundary of said lot; thence turn to the left and run in a northerly direction along the eastern boundary of Lot 9 and Lot 8 a distance of 80 feet to point of beginning.


20180703000235820 2/3 \$53.00
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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 Estate of Eula Mae Vanderslice
Mailing Address 110 Lester St
Columbiana, AL 35051

Grantee's Name John D. Bath
Martha P. Bath
Mailing Address 110 Lester St.
Columbiana, AL 35051

Property Address 110 Lester St.
Columbiana, AL 35051

Date of Sale June 27, 2018
Total Purchase Price \$32,000.00
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 26, 2018

Print Estate of Eula Mae Vanderslice

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180703000235820 3/3 \$53.00
Shelby Cnty Judge of Probate, AL
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Form RT-1