

This Instrument was Prepared by:

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

File No.: S-18-24787

Send Tax Notice To: Larry J. Daniels
Mary C. Daniels

1044 Dnnnvent PL
Birmingham, AL 35242

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 **Three Hundred Twelve Thousand Eight Hundred Fifty Dollars and No Cents (\$312,850.00)**, 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, **Frankie H. Bassett, By Tamera B. Lane, Conservator, Case # PR-2017-000616** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Larry J. Daniels and Mary C. Daniels**, (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.

Frankie H. Bassett is the surviving grantee in that certain deed recorded in Inst No. 20100520000159400, the other grantee, Leroy Basset is deceased, having died 9 Sept 2017

\$70,000.00 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 July, 2018.

FRANKIE H. BASSETT, BY TAMERA B. LANE,
CONSERVATOR, CASE # PR-2017-000616

By Tamera B. Lane
Conservator

20180730000270870 1/3 \$264.00
Shelby Cnty Judge of Probate, AL
07/30/2018 01:21:09 PM FILED/CERT

Shelby County, AL 07/30/2018
State of Alabama
Deed Tax: \$243.00

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 Frankie H. Bassett, By Tamera B. Lane, Conservator, Case # PR-2017-000616, 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 24th day of July, 2018.

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

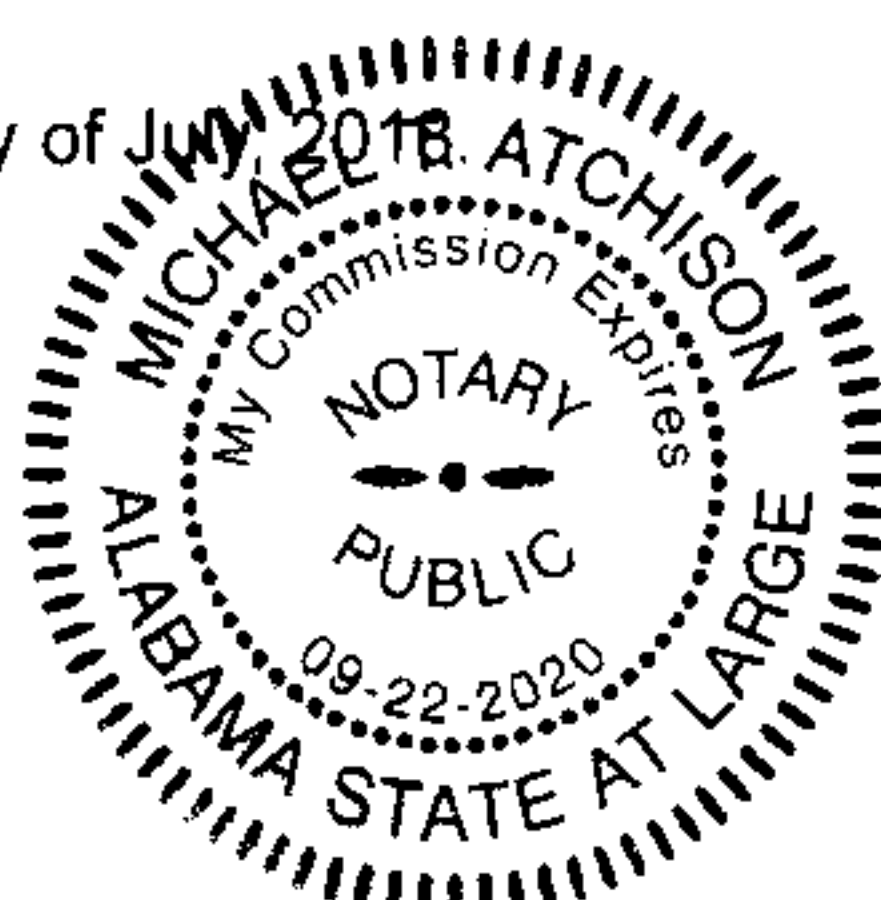


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2545, according to the Survey of Highland Lakes, 25th Sector, Phase I, an Eddleman Community, as recorded in Map Book 35, Page 3, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common Areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential

Subdivision, recorded as Instrument # 1994-07111 and amended in Inst. #1996-17543, and further amended in Inst. #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase I, recorded in Inst. #20050609000280540, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")



20180730000270870 2/3 \$264.00
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 Frankie H. Bassett
Mailing Address 21816 Chancroft Drive
Pelham, AL 35124

Grantee's Name Larry J. Daniels
Mary C. Daniels
Mailing Address 1044 Dunnavant Pl
Birmingham, AL 35242

Property Address 1044 Dunnavant Pl.
Birmingham, AL 35242

Date of Sale July 24, 2018
Total Purchase Price \$312,850.00
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	

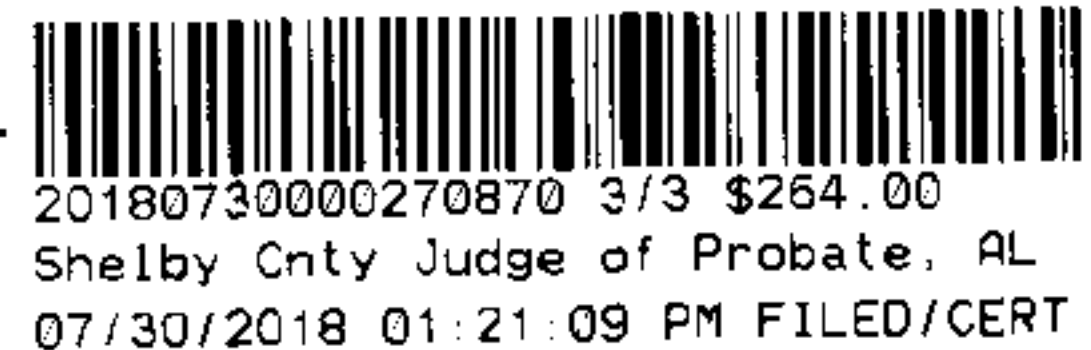
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 July 23, 2018

Print Frankie H. Bassett

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one