

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Bernard F. McMahon, Jr. and
Kathleen A. McMahon
40 Nolen Street
Birmingham, AL 35242

STATE OF ALABAMA **20180808000283250**
 08/08/2018 01:50:31 PM
COUNTY OF SHELBY **DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Six Hundred Thirty-Seven Thousand Five Hundred and no/100 Dollars (\$637,500.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **CHERIE N. STINE, an unmarried woman** (herein referred to as Grantor), grant, bargain, sell and convey unto **BERNARD F. McMAHON, JR. and KATHLEEN A. McMAHON** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

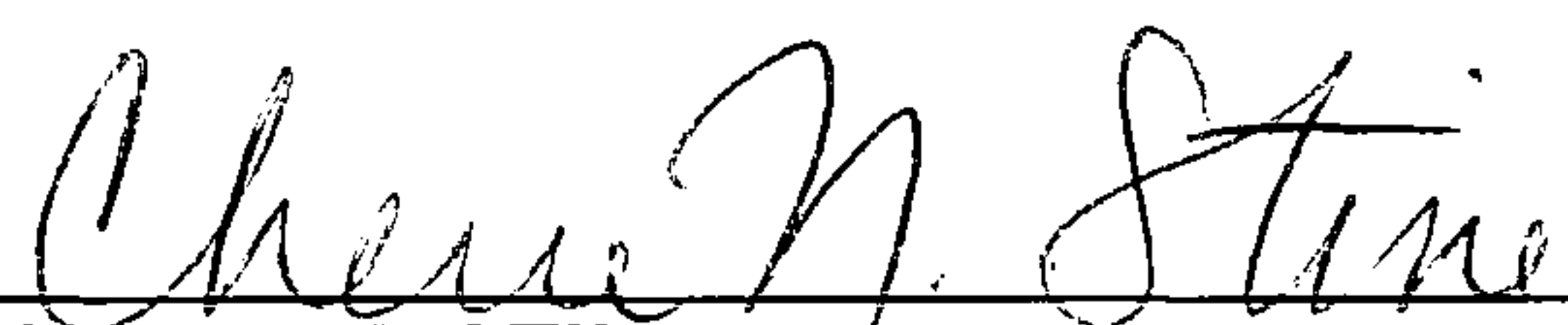
Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 persons.

In Witness Whereof, I have hereunto set my hand and seal this 3rd day of August, 2018.



CHERIE N. STINE

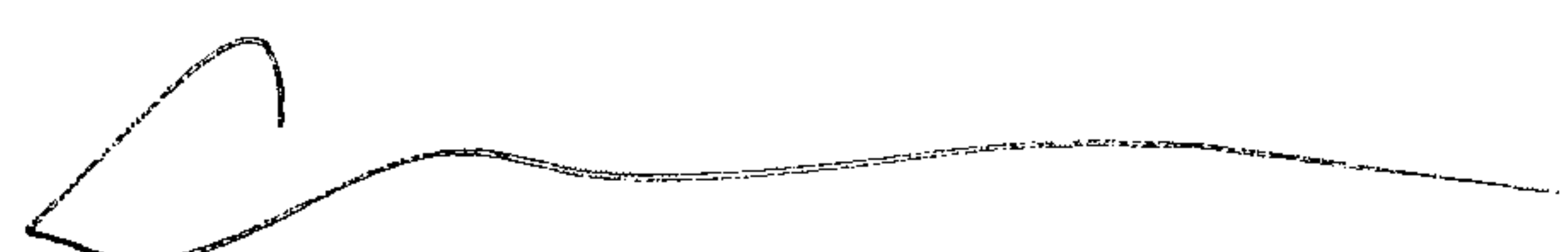
STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **CHERIE N. STINE**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August, 2018.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

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Lot 18-15, according to the Final Plat of Mt. Laurel - Phase IIIB, Sector 1, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama.

AND

A part of lot 18-15A according to the survey of Mt Laurel-Phase III, Resurvey of Lots 18-15 & 18-16 as recorded in Map Book 43, Page 92 in the Office of the Judge of Probate of Shelby County, Alabama and situated in the NE ¼ of Section 3, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

BEGIN at the Northeast lot corner of Lot 18-15A according to the survey of Mt Laurel-Phase III, Resurvey of Lots 18-15 & 18-16 as recorded in Map Book 43, Page 92 and run in a Southeasterly direction along the common lot line of lots 18-15A and 18-16A for a distance of 82.93 feet; thence turn a deflection angle to the right of 8°33'34" and continue in a Southerly direction along said common lot line for a distance of 31.97 feet to the Southeast lot corner of said lot 18-15A, said lot corner lying on a curve to the left having a radius of 649.53 feet and a central angle of 0°35'31" thence turn a deflection angle to the right of 90°00'00" (angle measured to tangent) and run along said curve for a distance of 6.71 feet; thence turn a deflection angle to the right of 87°45'46" (angle measured from tangent) and run in a Northwesterly direction for a distance of 114.14 feet to the POINT OF BEGINNING.

PARCEL NO.: 09-2-03-1-005-011.000

Real Estate Sales Validation Form

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

Grantor's Name: CHERIE N. STINE
Mailing Address: 2213 Brock Circle, Hoover, AL 35242

Grantee's Name: BERNARD F. McMAHON, JR.
Mailing Address: KATHLEEN A. McMAHON, 40 Nolen Street, Birmingham, AL 35242

Property Address: 40 Nolen Street, Birmingham, AL 35242

Date of Sale: August 3, 2018
Total Purchase Price \$: 637,500.00

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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 (checked), Closing Statement (checked), 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 or 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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/08/2018 01:50:31 PM
\$658.50 CHERRY
20180808000283250

Handwritten signature