

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:  
Richard F. Olive and  
Linda Darlene Olive  
3552 Highway 331  
Columbiana, AL 35051

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Million Eighty-Eight Thousand and no/100 Dollars (\$1,088,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **RITA V. KENNEDY, an unmarried woman** (herein referred to as Grantor), grant, bargain, sell and convey unto **RICHARD F. OLIVE and LINDA DARLENE OLIVE** (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 Grantor.

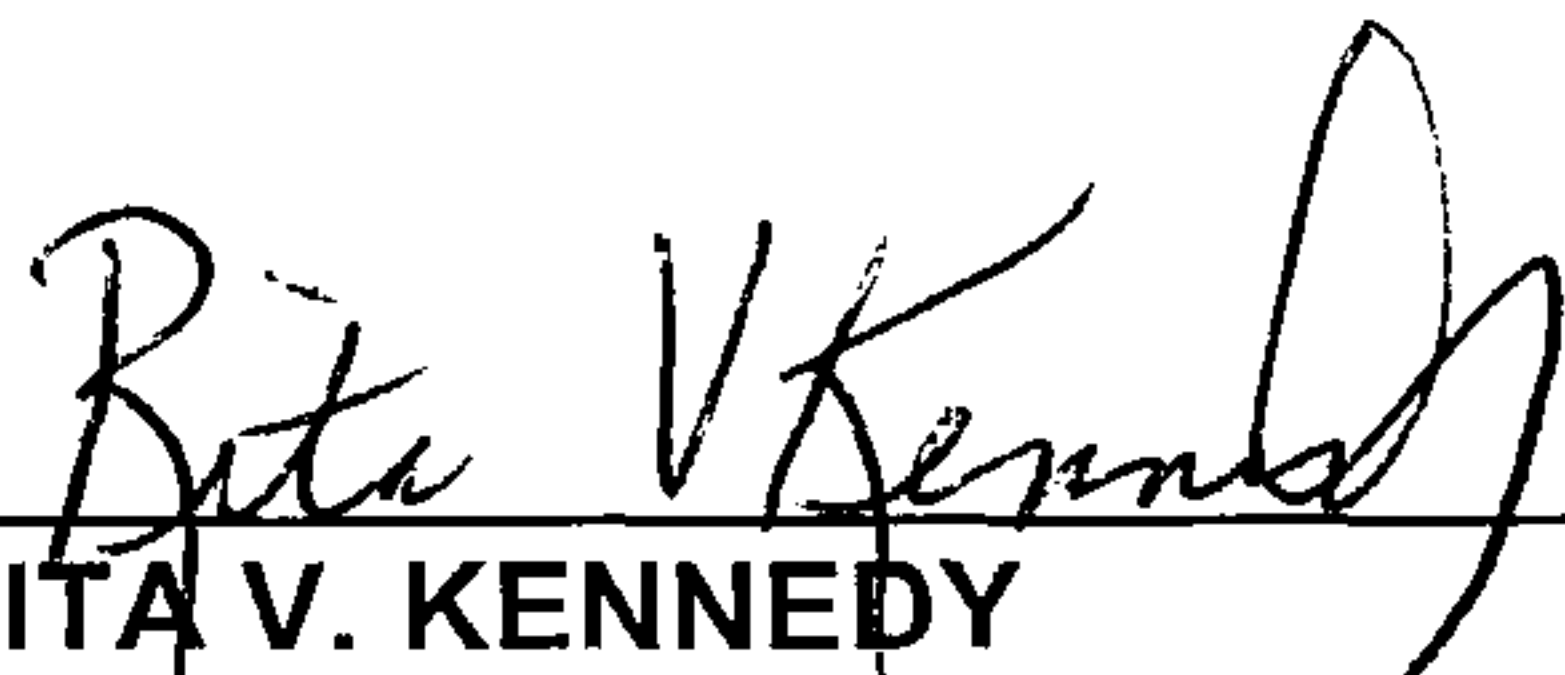
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$613,000.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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 13th day of August, 2018.

  
\_\_\_\_\_  
RITA V. KENNEDY

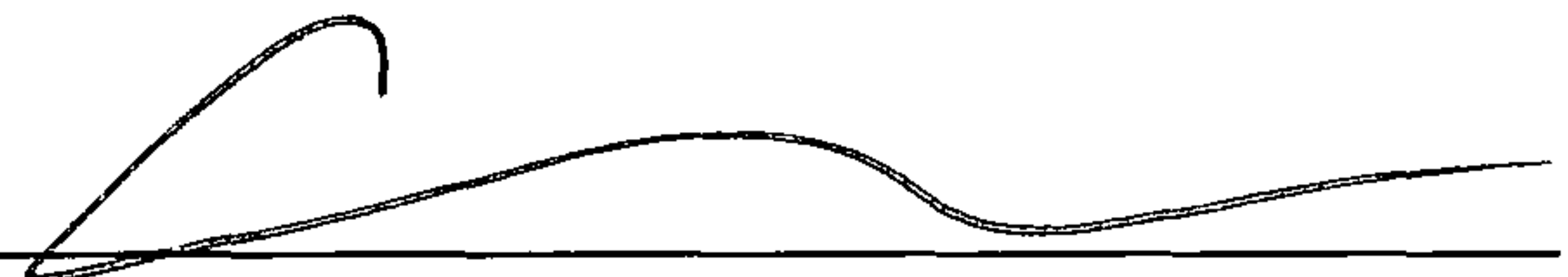
STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **RITA V. KENNEDY**, 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 13th 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"**

The North 20 acres of the South ½ of the West ¼ of Section 36, Township 20 South, Range 2 West which lies East of County Highway 331 in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

AND

Begin at the SE corner of the SW ¼ of the NW ¼ of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama said point being the point of beginning, thence N86°48'50"W, a distance of 602.75' to a point lying on the Easterly ROW line of Shelby County highway No. 331 (Firetower Road) 60' ROW, said point also being the beginning of a non tangent curve to the left, having a radius of 506.20', a central angle of 17°07'47", and subtended by a chord which bears N03°54'20"E, and a chord distance of 150.78'; thence along the arc of said curve and said ROW line, a distance of 151.34' to a point, said point being the beginning of a non tangent curve to the right, having a radius of 1,259.81' a central angle of 12°23'40" and subtended by a chord which bears N01°21'40"E, and a chord distance of 272.00'; thence along the arc of said curve and said ROW line, a distance of 272.353 to a point, said point being the beginning of a non tangent curve to the left, having a radius of 977.40', a central angle of 12°34'14" and subtended by a chord which bears N00°13'27"E, and a chord distance of 214.01'; thence along the arc of said curve and said ROW line, a distance of 214.44'; thence N07°39'33"W and along said ROW line, a distance of 79.77' to a point, said point being the beginning of a non tangent curve to the left, having a radius of 1,328.26', a central angle of 13°46'05", and subtended by a chord which bears N14°31'32"W, and a chord distance of 318.41'; thence along the arc of said curve and said ROW line, a distance of 319.18' to a point, said point being the beginning of a non tangent curve to the right, having a radius of 392.30', a central angle of 27°57'30", and subtended by a chord which bears N13°51'25"W, and a chord distance of 189.54'; thence along the arc of said curve and said ROW line, a distance of 191.43'; thence N00°07'22"W along said ROW line, a distance of 148.23' to a point, said point being the beginning of a non tangent curve to the left, having a radius of 314.41', a central angle of 35°00'54", and subtended by a chord which bears N24°54'04"W, and a chord distance of 189.17'; thence along the arc of said curve and said ROW line, a distance of 192.14' to a point, said point being the beginning of a non tangent curve to the right, having a radius of 286.19', a central angle of 24°34'36", and subtended by a chord which bears N24°07'15"W, and a chord distance of 121.82'; thence along the arc of said curve and said ROW line, a distance of 122.76' to a point, said point being the beginning of a non tangent curve to the left, having a radius of 668.85' a central angle of 16°09'34", and subtended by a chord which bears N25°24'04"W, and a chord distance of 188.01'; thence along the arc of said curve and said ROW line, a distance of 188.64'; thence S89°39'06"E and leaving said ROW line a distance of 824.93'; thence S03°17'23"E, a distance of 1,840.02' to the point of beginning. Situated in Shelby County, Alabama.

**PARCEL NO.: 14-7-36-0-000-003.002**

**PARCEL NO.: 14-7-36-0-000-003.004**

**PARCEL NO.: 14-7-36-0-000-003.005**

**PARCEL NO.: 14-7-36-0-000-003.007**



Real Estate Sales Validation Form

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

Grantor's Name RITA V. KENNEDY  
Mailing Address  
3529 Bermuda Drive  
Birmingham, AL 35210

Grantee's Name RICHARD F. OLIVE  
Mailing Address  
LINDA DARLENE OLIVE  
3552 Highway 331  
Columbiana, AL 35051

Property Address 3552 Highway 331  
Columbiana, AL 35051

Date of Sale August 13, 2018  
Total Purchase Price \$ 1,088,000.00

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  
X Sales Contract  
X 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 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  
08/17/2018 12:29:32 PM  
\$496.00 CHERRY  
20180817000294900

*[Signature]*