

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Rhonda L. Peel and Brenda J. Johnson and
Robert L. Johnson
213 Caroline Drive
Montevallo, AL 35115

20180913000328750
09/13/2018 08:20:10 AM
DEEDS 1/4

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$125,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Anita C. McCroskey, a married woman; and Edward Keith Mahaffey, a married man; and Robert E. Mahaffey by his Attorney in Fact Keith Mahaffey, an unmarried man * said property does not constitute the homestead of the Grantors or their spouse. Robert E. Mahaffey, grantor herein, is the sole surviving grantee on that certain deed recorded in Book 334, Page 222, in the Probate Office of Shelby County, Alabama; Martha S. Mahaffey, other grantee having died on or about October 31, 2017 (the "Grantor", whether one or more), whose mailing address is P.O. Box 242, Vance AL 35490, do hereby grant, bargain, sell, and convey unto Rhonda L. Peel and Brenda J. Johnson and Robert L. Johnson (the "Grantees"), whose mailing address is 213 Caroline Drive, Montevallo, AL 35115, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 213 Caroline Drive, Montevallo, AL 35115; to-wit:

Begin at the Southwest corner of the NE 1/4 of SW 1/4., Section 4 , Township 22, Range 3 West, said point being the point of beginning; thence run East along the South line of said 1/4-1/4 Section a distance of 165 feet to a point; thence run North, parallel with the West line of said 1/4-1/4 Section a distance of 528 feet to a point; thence run West, parallel with the South line of said 1/4-1/4 Section a distance of 165 feet to the West line of said 1/4-1/4 Section; thence run South along the West line of said 1/4-1/4 Section a distance of 528 feet to the point of beginning.

There is also conveyed a 12-foot easement for ingress and egress, the center line of which is described as follows:

Begin at the Southeast corner of the NW 1/2 of SW 1/4 of Section 4, Township 22, Range 3 West; run North along the East line of said 1/4-1/4 Section a distance of 522 feet to a point; said point being the point of beginning of the centerline herein described; thence run West, parallel to the South line of said 1/4-1/4 Section a distance of 159 feet to a point; thence run North, parallel to the East line of said 1/4-1/4 Section a distance of 798 feet, more or less, to the point of intersection with the South line of Shelby County Highway No. 22; said point being the point of ending of said easement.

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor 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 same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$125,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Anita C. McCroskey, Edward Keith Mahaffey, and Robert E. Mahaffey by his Attorney-In-Fact Keith Mahaffey has/have hereunto set his/her/their hand(s) and seal(s) this 10th day of September, 2018.

Anita C. McCroskey
Anita C. McCroskey
Robert E. Mahaffey by his Power-Of-Attorney
Keith Mahaffey
Edward Keith Mahaffey
Edward Keith Mahaffey

State of Alabama

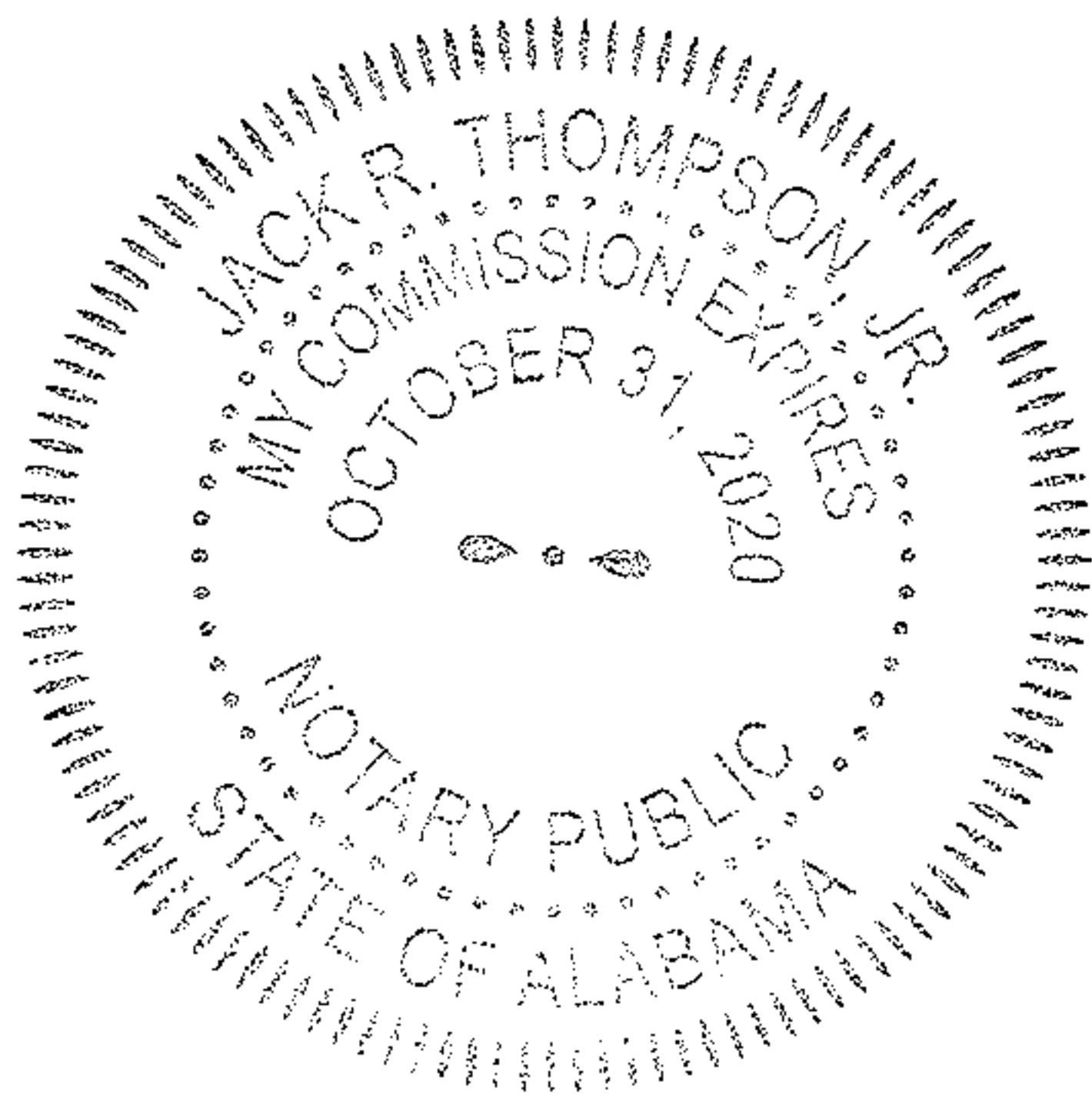
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Anita C. McCroskey, individually, Robert E. Mahaffey by his Attorney In Fact Keith Mahaffey and Edward Keith Mahaffey, individually , whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 10th of September, 2018.

[Signature]
Notary Public

Commission Expires: 10/31/2020



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Anita C. McCroskey, a
MARRIED woman; and
Edward Keith Mahaffey, a
MARRIED man; and Robert
E. Mahaffey, an unmarried man by
his Attorney In Fact Keith Mahaffey
* said property does not consitute
the homestead of the Grantors or
their spouse. Robert E. Mahaffey,
grantor herein, is the sole surviving
grantee on that certain deed
recorded in Book 334, Page 222, in
the Probate Office of Shelby
County, Alabama; Martha S.
Mahaffey, other grantee having
died on or about October 31, 2017

Grantee's Name: Rhonda L. Peel and Brenda J.
Johnson and Robert L. Johnson

Mailing Address: P.O. Box 262
Vance, AL 35490

Mailing Address: 213 Caroline Drive, Montevallo, AL
35115

Property Address: 213 Caroline Drive
Montevallo, AL 35115

Date of Sale	September 10, 2018
Total Purchase Price	\$125,000.00
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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/>
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> 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).

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Form RT-1

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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: September 10, 2018

(verified by)

Print: Keith Mahaffey
Sign: [Signature]
(Grantor/Grantee/Owner/Agent) Circle One

20180913000328750 09/13/2018 08:20:10 AM DEEDS 4/4

Form RT-1

RESales Validation Form

J18-5686



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2018 08:20:10 AM
\$149.00 CHERRY
20180913000328750

Allie S. Bevil