

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-18-24936

Send Tax Notice To: Terry Lynn McGiboney

Shereen McGiboney

AL

P.O. Box 349

Calera, AL 35040

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 **Forty Eight Thousand Dollars and No Cents (\$48,000.00)**, 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, **Carol C. Rose, a Single woman and Daniel O. Crowson, a Single man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Terry Lynn McGiboney and Shereen McGiboney**, (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.

No part of the homestead of the Grantors herein or their spouse.

\$48,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

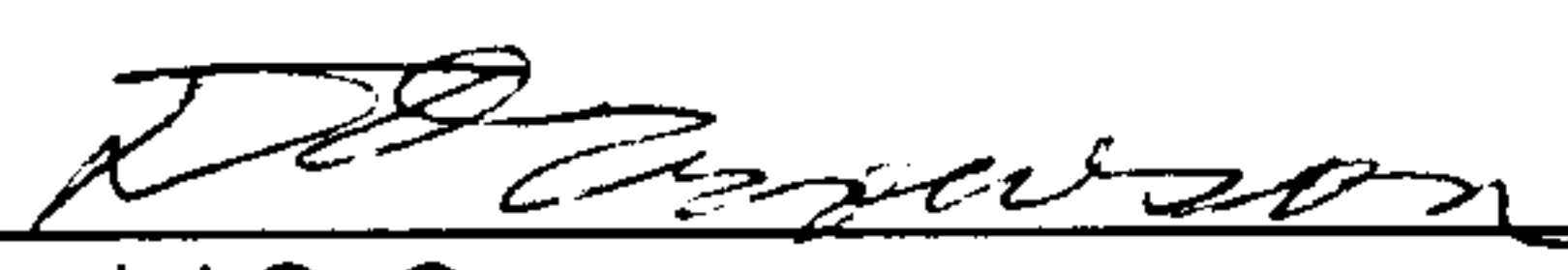
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 11th day of September, 2018.



Carol C. Rose



Daniel O. Crowson



By Dan Crowson
Attorney In Fact



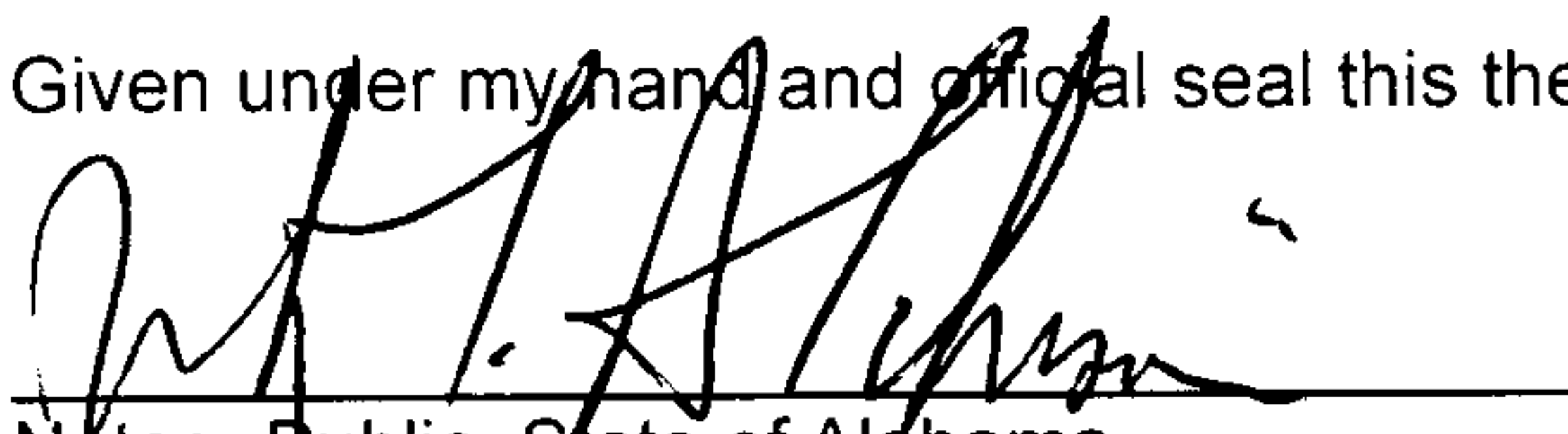
20180924000339310 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/24/2018 09:18:48 AM FILED/CERT

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 Dan Crowson as Attorney In Fact for Carol C. Rose and Daniel O. Crowson, 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 11th day of September, 2018.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

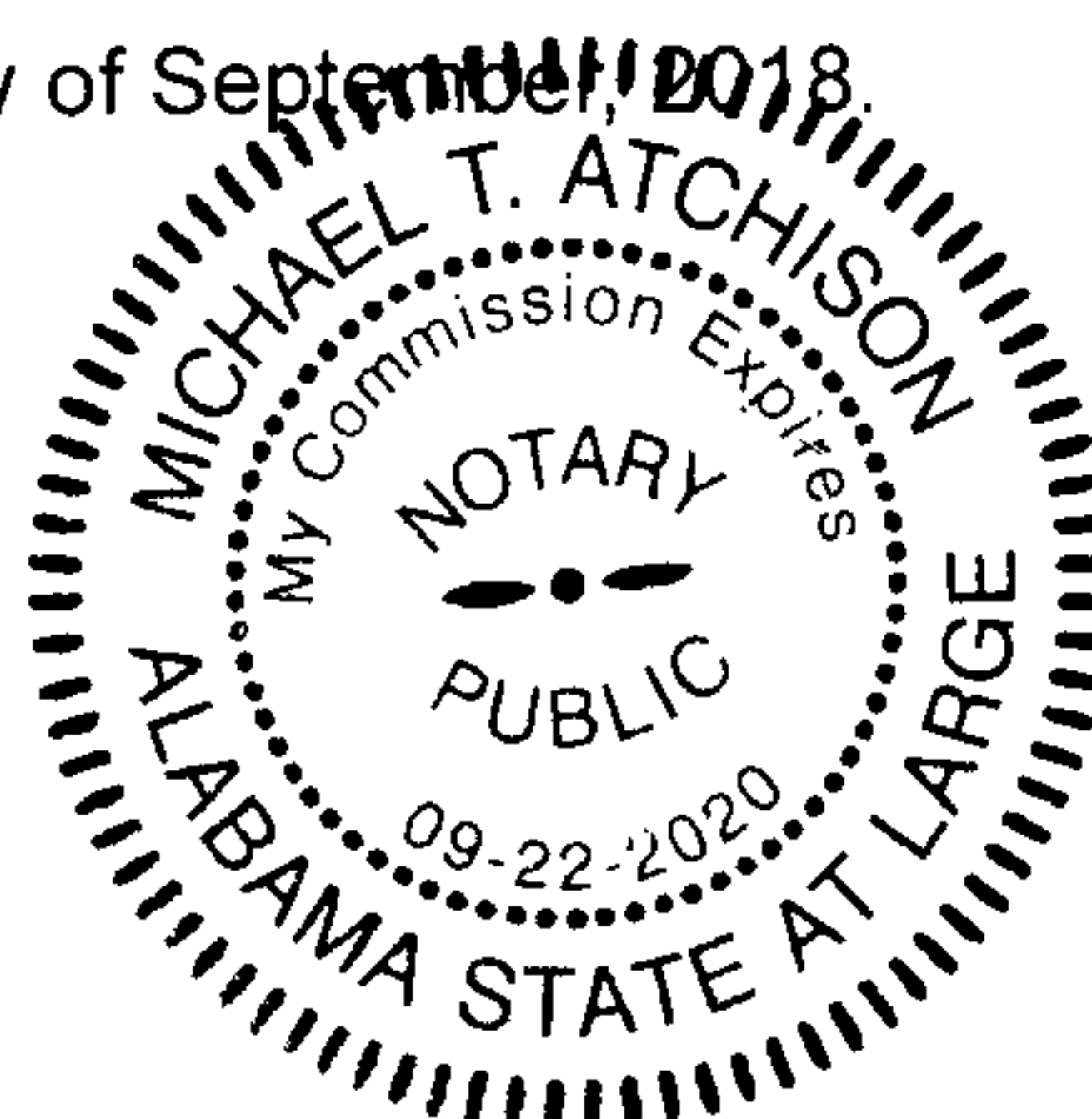


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter section and run south 87 degrees 09 minutes 11 seconds East along the South line of said quarter-quarter section for a distance of 3.30 feet to an iron pin set with a SSI cap at the point of beginning, said point also being on the southeasterly right of way line of a railroad; thence run North 36 degrees 59 minutes 32 seconds East along said railroad right of way line for a distance of 779.62 feet to an iron pin set with a SSI cap on the southwesterly right of way line of Leach-Cemetery Road, said point also being on a curve to the left having a central angle of 24 degrees 12 minutes 41 seconds, a radius of 230.00 feet and a chord bearing of South 40 degrees 02 minutes 07 seconds East and a chord distance of 96.47 feet; thence run in a southeasterly direction along the arc of said curve and also along said right of way line for a distance of 97.19 feet to an iron pin set with a SSI cap; thence run South 52 degrees 08 minutes 28 seconds East along said right of way line for a distance of 415.17 feet to an iron pin set with a SSI cap on a curve to the right having a central angle of 36 degrees 39 minutes 53 seconds, a radius of 271.80 feet and a chord bearing of South 33 degrees 48 minutes 32 seconds East and a chord distance of 170.98 feet; thence run in a southeasterly direction along the arc of said curve and also along said right of way line for a distance of 173.93 feet to an iron pin set with a SSI cap; thence run South 15 degrees 28 minutes 35 seconds East along said right of way line for a distance of 209.82 feet to an iron pin set with a SSI cap on the South line of said quarter-quarter section; thence run North 87 degrees 09 minutes 11 seconds West along said quarter-quarter section for a distance of 1011.31 feet to the point of beginning.

According to the survey of Surveying solutions, Inc. dated August 22, 2018.



20180924000339310 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/24/2018 09:18:48 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Carol C. Rose
Daniel O. Crowson

Mailing Address 677 Leach Cemetery Rd
Calera, AL 35040

Property Address Leach Cemetery Road
Calera, AL 35040

Grantee's Name Terry Lynn McGiboney
Shereen McGiboney

Mailing Address P.O. Box 349
Calera, AL 35040

Date of Sale September 11, 2018
Total Purchase Price \$48,000.00

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	☐ 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 September 11, 2018

Print Carol C. Rose

Unattested

Sign Carol C. Rose

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180924000339310 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/24/2018 09:18:48 AM FILED/CERT

By Shereen McGiboney PCA

Form RT-1