

This Instrument was Prepared by:

Send Tax Notice To: Jason A. Beasley
Gayla D. Beasley

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

585 Girl Scout Road
Chelsea, AL 35047

File No.: MV-18-24881

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 **Two Hundred Eighty Seven Thousand Dollars and No Cents (\$287,000.00)**, 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, **Deborah Elizabeth Janssen and Donald Lee Janssen, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jason A. Beasley and Gayla D. Beasley**, (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.

\$187,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

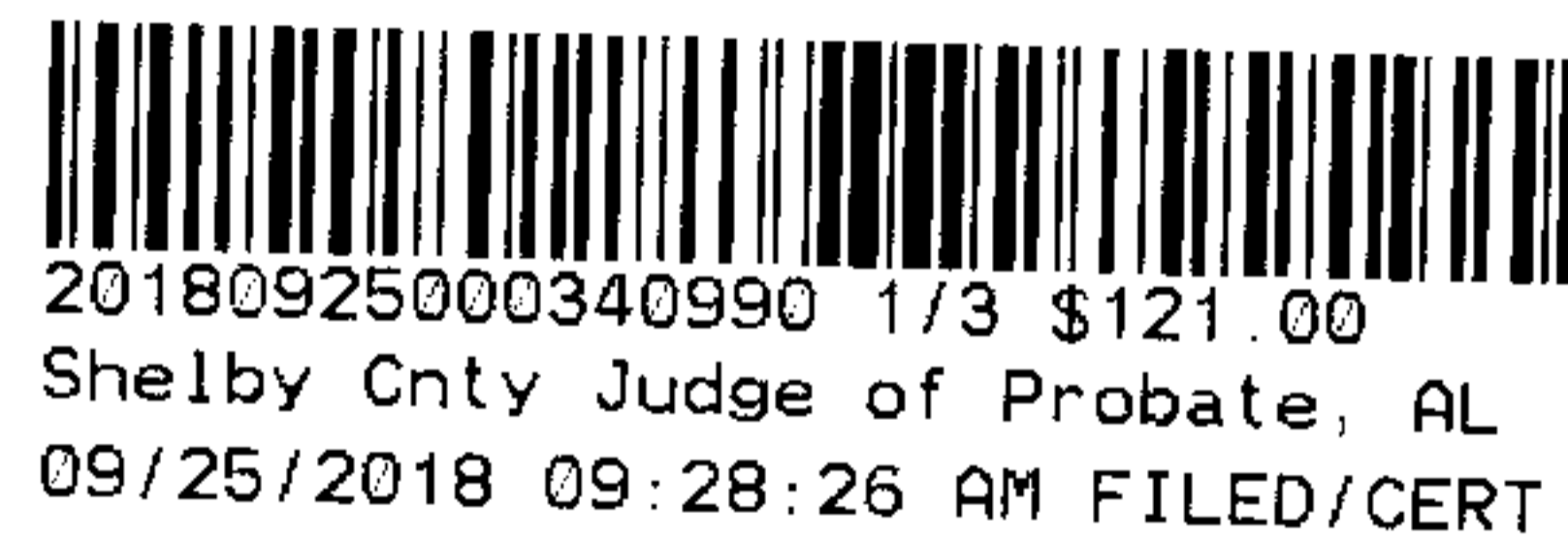
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 14th day of September, 2018.


Deborah Elizabeth Janssen


Donald Lee Janssen

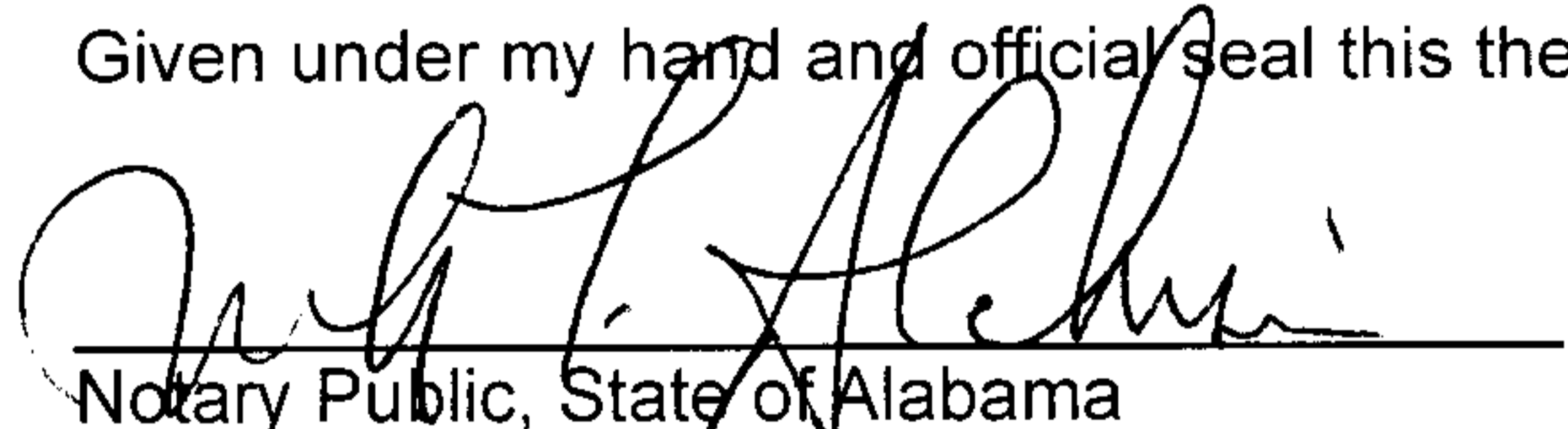


State of Alabama

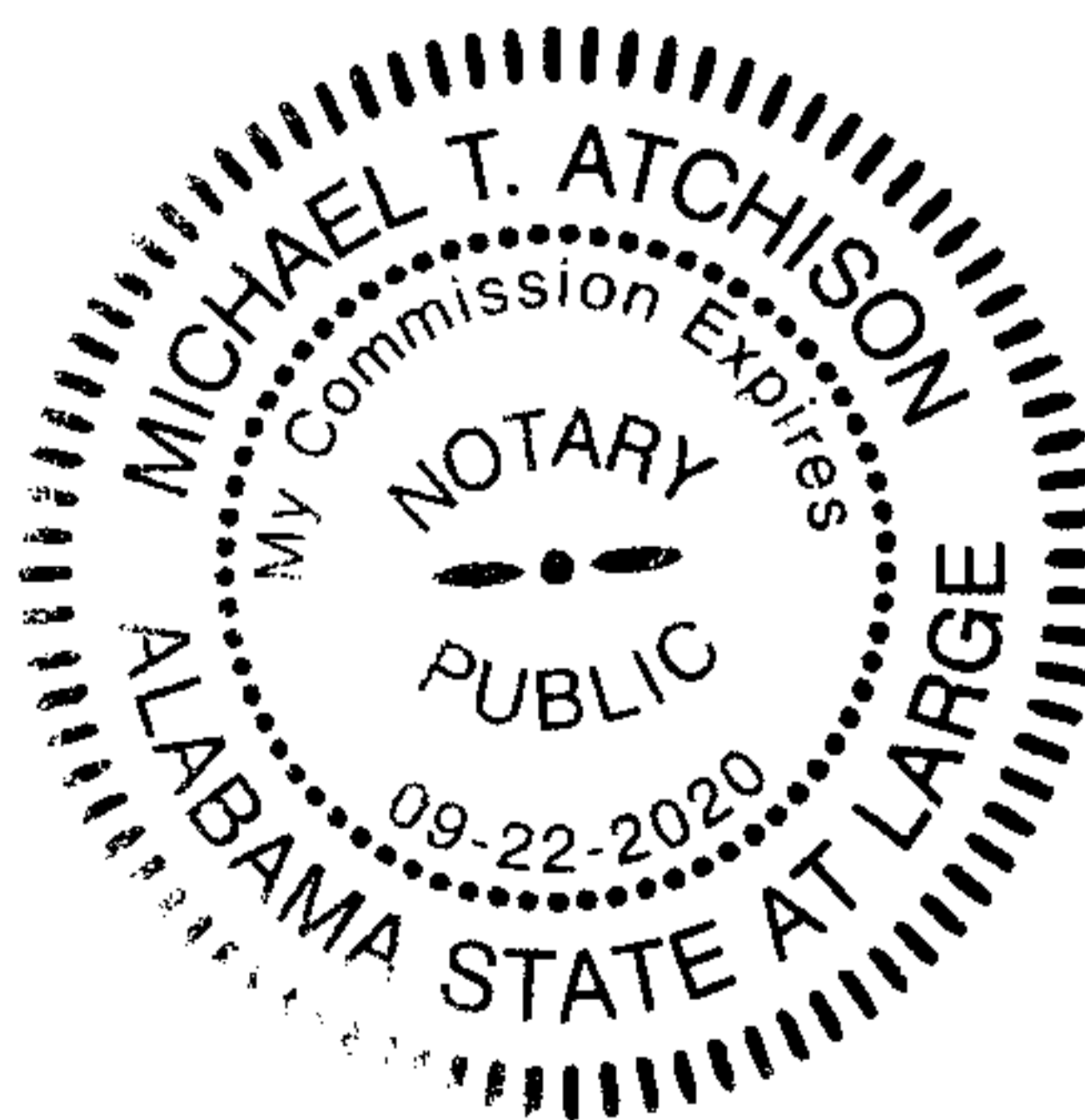
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Deborah Elizabeth Janssen and Donald Lee Janssen, 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 14th day of September, 2018.


Notary Public, State of Alabama

Mike T. Atchison
My Commission Expires: September 22, 2020




Shelby County, AL 09/25/2018
State of Alabama
Deed Tax: \$100.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of NW 1/4, Section 24, Township 19 South, Range 1 West, run South 89 degrees 58 minutes 55 seconds East for 352.88 feet to the Point of Beginning; thence run North 17 degrees 09 minutes 21 seconds East for 383.16 feet; thence run North 89 degrees 23 minutes 37 seconds East for 787.0 feet; thence run South 34 degrees 27 minutes 08 seconds West for 40.87 feet; thence run South 46 degrees 29 minutes 24 seconds West for 109.59 feet; thence run South 35 degrees 28 minutes 27 seconds West for 87.21 feet; thence run South 23 degrees 04 minutes 28 seconds West for 211.40 feet; thence run North 89 degrees 58 minutes 55 seconds West for 663.92 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO KNOWN AS: Lot 1, according to the Survey of Jannssen Estates as recorded in Map book 19, Page 104, in the Probate Office of Shelby County, Alabama.


20180925000340990 2/3 \$121.00
Shelby Cnty Judge of Probate, AL
09/25/2018 09:28:26 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 <u>Deborah Elizabeth Janssen</u> <u>Donald Lee Janssen</u> <hr/> Mailing Address <u>168 VISTA VIEW DRIVE</u> <u>FLAT ROCK, AL 35966</u> <hr/> Property Address <u>585 Girl Scout Rd.</u> <u>Chelsea, AL 35043</u>	Grantee's Name <u>Jason A. Beasley</u> <u>Gayla D. Beasley</u> <hr/> Mailing Address <u>585 Girl Scout Rd.</u> <hr/> <u>Chelsea, AL 35043</u> <hr/> Date of Sale <u>September 14, 2018</u> Total Purchase Price <u>\$287,000.00</u> or Actual Value _____ or Assessor's Market Value _____
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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 checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> Other
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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 12, 2018

Print Deborah Elizabeth Janssen

Unattested

 (verified by)

Sign Deborah Elizabeth Janssen

 (Grantor/Grantee/Owner/Agent) circle one



20180925000340990 3/3 \$121.00
 Shelby Cnty Judge of Probate, AL
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