

This Instrument was Prepared by:

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

File No.: MV-18-24887

Send Tax Notice To: Scottie Erwin
April Barnett Erwin

P.O. Box 74
Wilsnville AL 35186

CORPORATION FORM 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 **Ninety Six Thousand Dollars and No Cents (\$96,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Honea Properties LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Scottie Erwin and April Barnett Erwin**, (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

\$96,969.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Jeff Honea, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of September, 2018.


20180926000342960 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/26/2018 10:23:29 AM FILED/CERT

HONEA PROPERTIES LLC

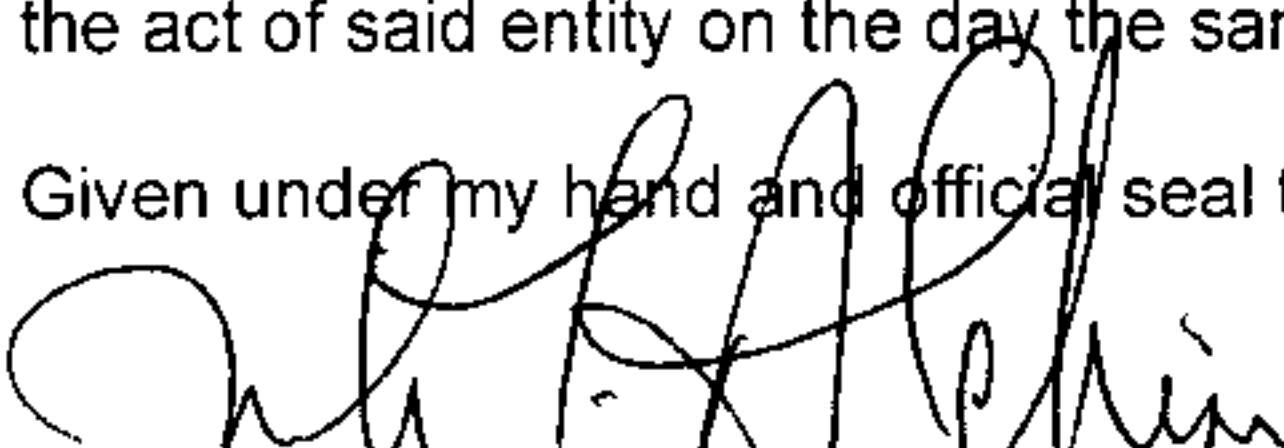

Jeff Honea
Managing Member

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for said County in said State, hereby certify that Jeff Honea, Managing Member of Honea Properties LLC 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 the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 20th day of September, 2018.


Notary Public, State of Alabama
Mike T Atchison

My Commission Expires: September 22, 2020

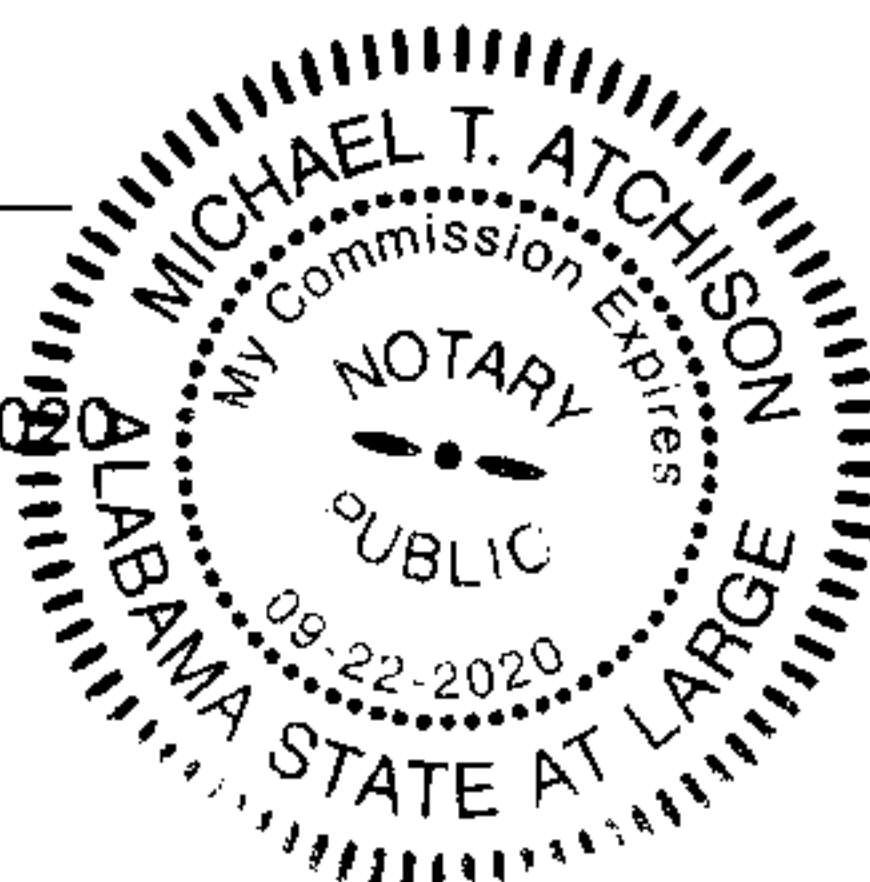


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land located in the NW 1/4 of the NE 1/4 of section 1, Township 21 South, Range 1 East, Shelby County, Alabama described as follows: Commence at the SE corner of said 1/4-1/4 section; thence run North along the East line of said 1/4-1/4 section a distance of 235.42 feet to the centerline of a paved public road; thence turn left 68 degrees 50 minutes 31 seconds along said road a distance of 89.99 feet to the point of beginning; thence turn right 13 degrees 48 minutes 20 seconds along said road a distance of 79.26 feet; thence turn right 13 degrees 06 minutes 39 seconds along said road a distance of 28.40 feet; thence turn right 51 degrees 08 minutes 32 seconds a distance of 154.69 feet; thence turn left 104 degrees 50 minutes 00 seconds a distance of 66.82 feet; thence turn right 104 degrees 50 minutes 00 seconds a distance of 66.82 feet; thence turn right 95 degrees 34 minutes 45 seconds a distance of 240.13 feet; thence turn right 90 degrees 02 minutes 15 seconds a distance of 125.81 feet; thence turn right 90 degrees 00 minutes 00 seconds a distance of 452.83 feet to the point of beginning.

PARCEL II:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the SE corner of said 1/4-1/4 section; thence run North along the East line of said 1/4-1/4 section a distance of 235.42 feet to the centerline of a paved public road; thence turn left 68 degrees 50 minutes 31 seconds along said road a distance of 89.99 feet; thence turn right 68 degrees 50 minutes 31 seconds a distance of 452.83 feet to point of beginning; thence continue last course a distance of 63.48 feet; thence turn left 90 degrees 00 minutes 00 seconds a distance of 125.85 feet; thence turn left 90 degrees 02 minutes 15 seconds a distance of 63.48 feet; thence turn left 89 degrees 57 minutes 45 seconds a distance of 125.81 feet to the point of beginning.

PARCEL III:


A parcel of land located in the NW 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, described as follows:

Commence at the SE corner of said 1/4-1/4 section; thence run North along the East line of said 1/4-1/4 section, a distance of 235.42 feet to the centerline of a paved public road; thence turn left 68 degrees 50 minutes 31 seconds 48 minutes 20 seconds along said road a distance of 89.99 feet; thence turn right 13 degrees 48 minutes 20 seconds along said road a distance of 79.26 feet; thence turn right 13 degrees 06 minutes 39 seconds along said road a distance of 28.40 feet; thence turn right 51 degrees 08 minutes 32 seconds a distance of 180.69 feet; thence turn left 100 degrees 09 minutes 51 seconds a distance of 70.69 feet to the point of beginning; thence continue last course a distance of 4.10 feet; thence turn right 88 degrees 38 minutes 08 seconds a distance of 108.71 feet; thence turn right 03 degrees 36 minutes 42 seconds a distance of 82.44 feet; thence turn right 88 degrees 39 minutes 46 seconds a distance of 6.49 feet; thence turn right 90 degrees 00 minutes 00 seconds a distance of 190.98 feet to the point of beginning.

LESS AND EXCEPT property described in Deed Book 344, Page 620, recorded in Probate Office, Shelby County, Alabama, more particularly described:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, described as follows:

Commence at the SE corner of said 1/4-1/4 section; thence run North along the East line of said 1/4-1/4 section a distance of 235.42 feet to the centerline of a paved public road; thence turn left 68 degrees 50 minutes 31 seconds along said road a distance of 89.99 feet; thence turn right 13 degrees 48 minutes 20 seconds along said road a distance of 79.26 feet; thence turn right 13 degrees 06 minutes 39 seconds along said road a distance of 28.40 feet; thence turn right 51 degrees 08 minutes 32 seconds a distance of 154.69 feet to the point of beginning; thence continue last course a distance of 26.00 feet; thence turn left 100 degrees 09 minutes 51 seconds a distance of 70.59 feet; thence turn left 89 degrees 05 minutes 24 seconds a distance of 31.04 feet; thence turn left 95 degrees 34 minutes 45 seconds a distance of 66.82 feet to the point of beginning.


20180926000342960 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/26/2018 10:23:29 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 Honea Properties LLC
347 HIGHTLAND VIEW DR
Mailing Address Birmingham, AL 35242

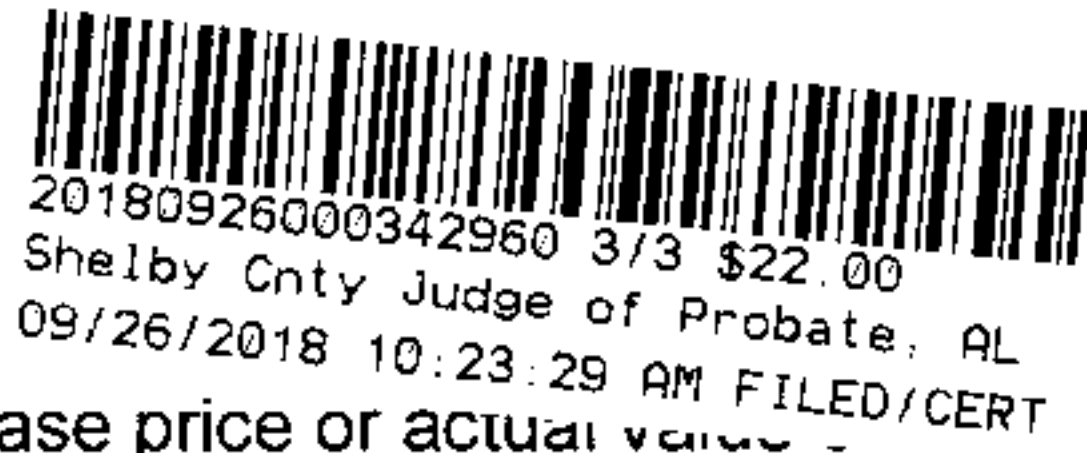
Grantee's Name Scottie Erwin
April Barnett Erwin
Mailing Address P.O. Box 74
Wilsonville, AL 35186

Property Address 240 Niven St.
Wilsonville, AL 35186

Date of Sale September 20, 2018
Total Purchase Price \$96,000.00

or
Actual Value _____

or
Assessor's Market Value _____



The purchase price or actual value in 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"/> Other
<input type="checkbox"/> 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 19, 2018

☐ Unattested

(verified by)

Print M. L. Ditch

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one