

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-18-25012

Send Tax Notice To: Thomas M. Nolen
Gail W Nolen
121 Bolton Ln.
Columbiana, AL 35051

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 Nine Thousand Dollars and No Cents (\$289,000.00)**, 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, **Conrad M. Fowler Jr. and Rachel B. Fowler, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Thomas M. Nolen and Gail W Nolen**, (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

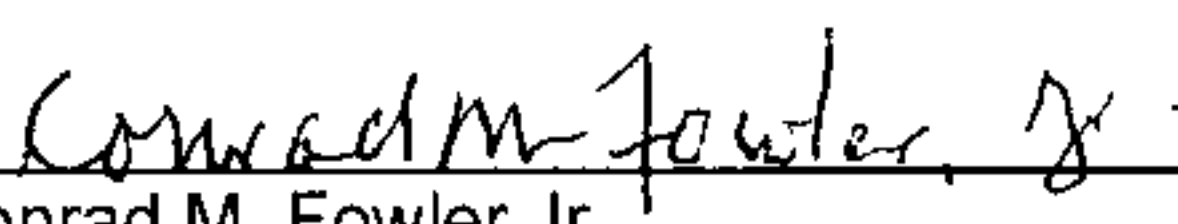
Property may be subject to all 2019 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$289,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

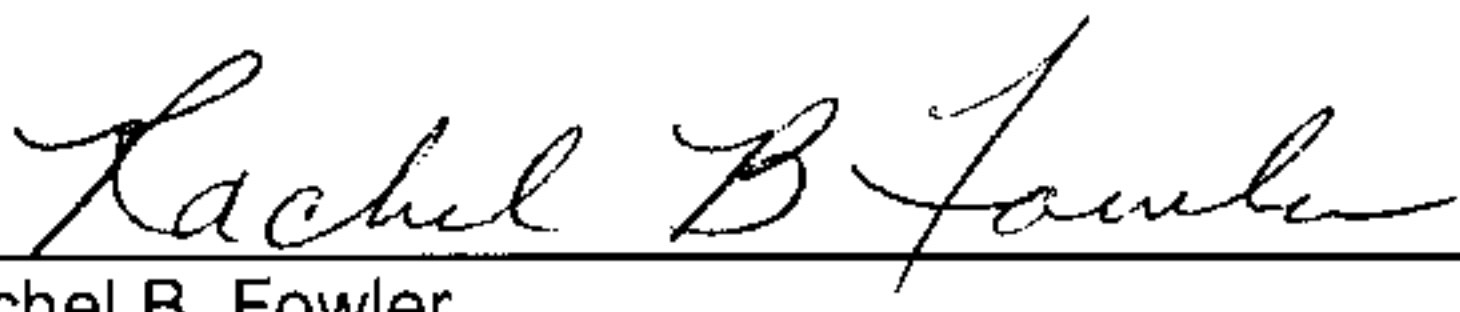
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 26th day of October, 2018.



Conrad M. Fowler Jr.



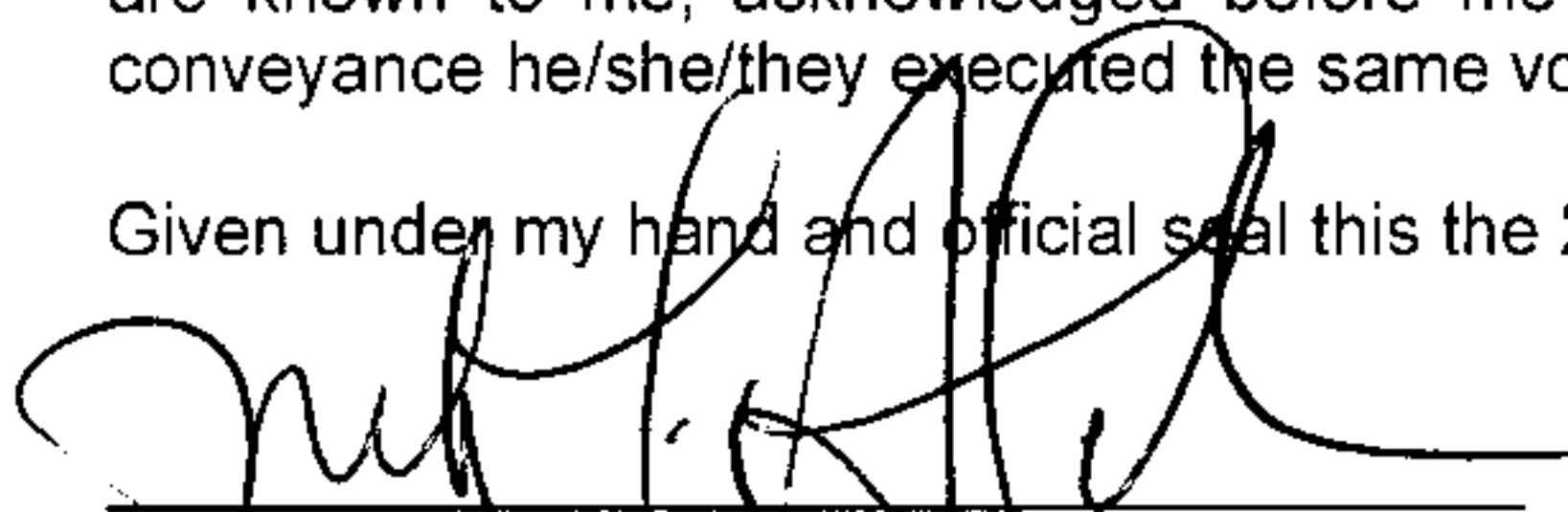
Rachel B. Fowler

State of Alabama

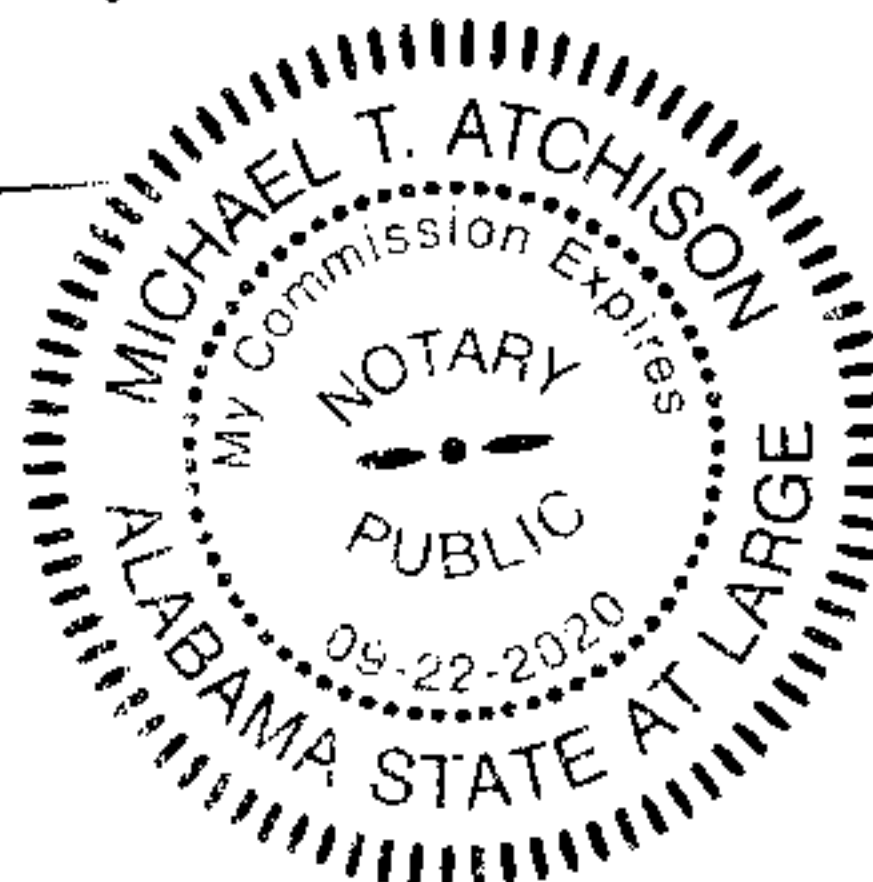
County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Conrad M. Fowler Jr. and Rachel B. Fowler, 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 26th day of October, 2018.



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





20181030000383620 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/30/2018 12:17:48 PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

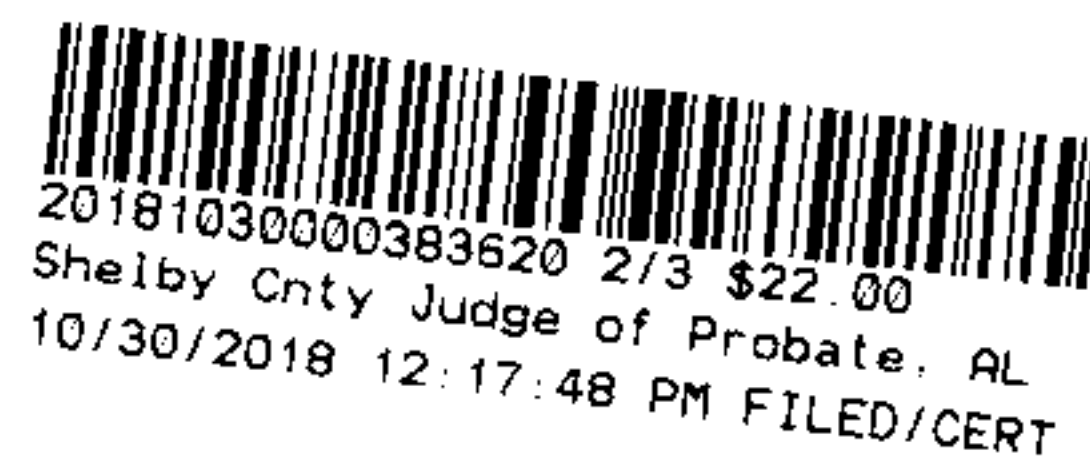
PARCEL I:

Commence at the Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed South 89 degrees 03 minutes 30 seconds West (MB) along the North boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed South 11 degrees 14 minutes 30 seconds East (MB) along the said West right of way line of Washington Street a distance of 1295.51 feet to the point of intersection with the South right of way line of Bolton Lane; thence turn an angle of 100 degrees 18 minutes to the right and proceed South 89 degrees 03 minutes 30 seconds West (MB) along said South boundary of Bolton Lane, a distance of 284.58 feet to the point of beginning of the lot herein conveyed; thence continue South 89 degrees 03 minutes 30 seconds West (MB) along the said South boundary of Bolton Lane a distance of 170.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed a distance of 200.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed a distance of 170.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed a distance of 200.00 feet to the point of beginning. Said lot lying in the SW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West and has a 50 foot building or set back restriction from the South boundary of the said Bolton Lane.

PARCEL II:

Commence at the Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed South 89 degrees 03 minutes 30 seconds West (MB) along the North boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed South 11 degrees 14 minutes 30 seconds East (MB) along the said West right of way line of Washington Street, a distance of 1295.51 feet to the point of intersection with the South right of way line of Bolton Lane; thence turn an angle of 100 degrees 18 minutes to the right and proceed South 89 degrees 03 minutes 30 seconds West (MB) along the said South boundary of Bolton Lane, a distance of 284.58 feet to a point; thence continue South 89 degrees 03 minutes 30 seconds West (MB) along the South boundary of Bolton Lane a distance of 170.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed a distance of 200.00 feet to the point of beginning of the 20 foot width strip of land herein conveyed; thence continue in the same direction a distance of 20 feet; thence turn an angle of 90 degrees 00 minutes to the left and proceed a distance of 170.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed a distance of 20 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed a distance of 170.00 feet to the point of beginning. The strip of land 20 feet by 170 feet herein conveyed adjoins the parcel of land located on Bolton Lane presently owned by the grantees herein.

Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name	Conrad M. Fowler Jr. Rachel B. Fowler	Grantee's Name	Thomas M. Nolen Gail Nolen
Mailing Address	<u>35 Cross Creek Dr</u> <u>Birmingham, AL 35213</u>	Mailing Address	<u>121 Bolton Ln.</u> <u>Columbiana, AL 35051</u>
Property Address	<u>121 Bolton Ln.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>October 26, 2018</u>
		Total Purchase Price	<u>\$289,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 October 23, 2018

Print Conrad M. Fowler Jr.

Unattested

Sign Conrad M. Fowler Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20181030000383620 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/30/2018 12:17:48 PM FILED/CERT

Form RT-1