

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-18-25031

Send Tax Notice To: Bobby Ray Traywick
Daphne T. Traywick
4155 Highway 77 .
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 **One Hundred Thirty One Thousand Five Hundred Dollars and No Cents (\$131,500.00)**, 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, **Carey A. Hickman and Janna T. Hickman, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Bobby Ray Traywick and Daphne T. Traywick**, (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.

\$131,500.00 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 17th day of January, 2019.



Carey A. Hickman



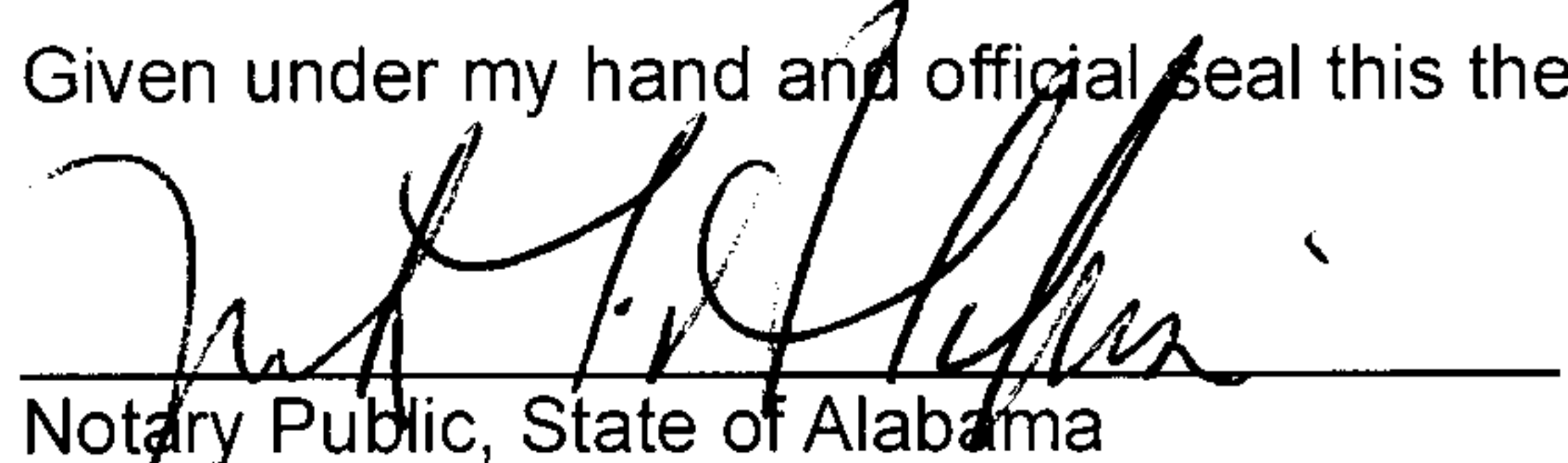
Janna T. Hickman

State of Alabama

County of Shelby

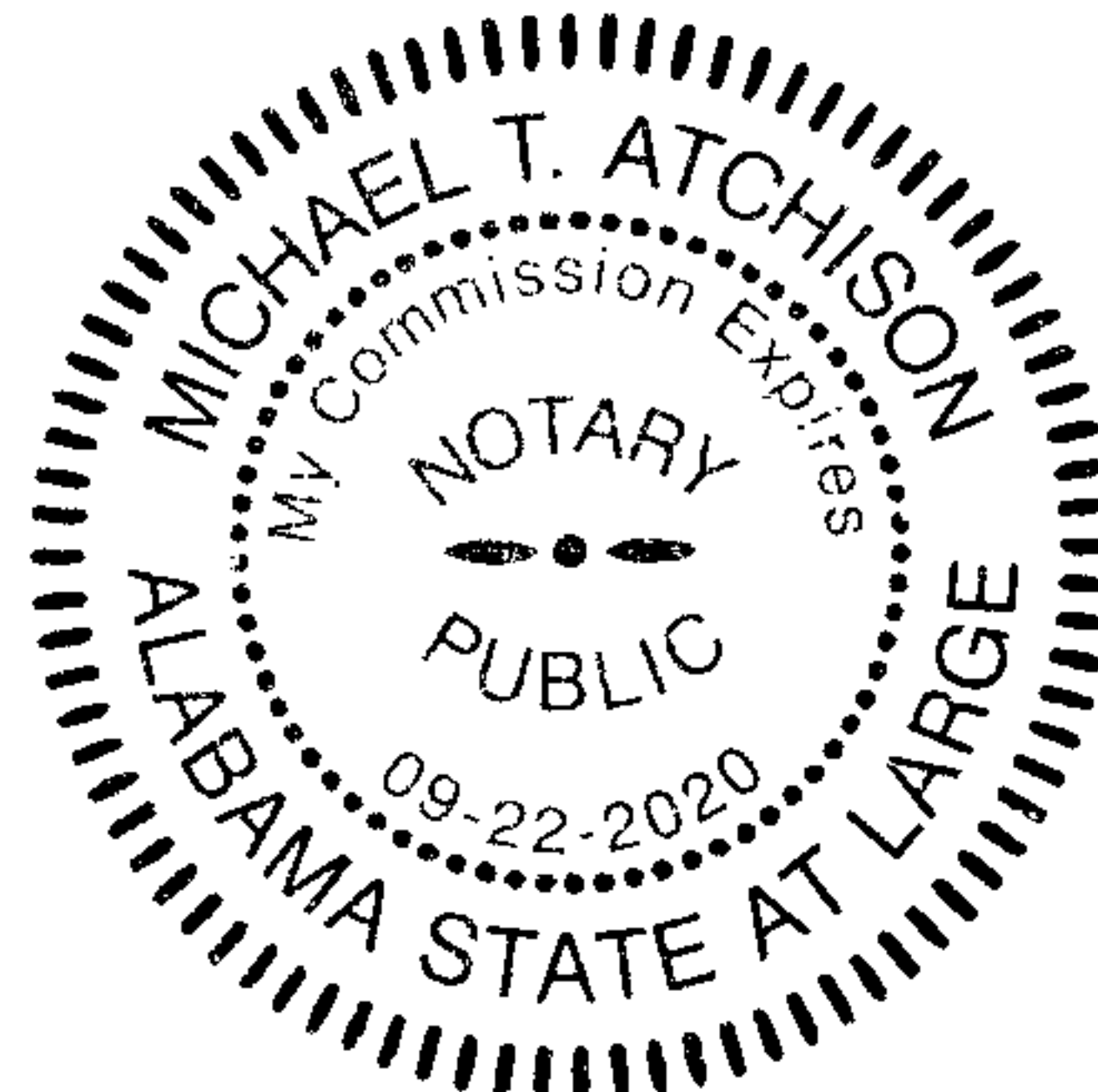
I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Carey A. Hickman and Janna T. Hickman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of January, 2019.



Notary Public, State of Alabama
Mike T Atchison

My Commission Expires: September 22, 2020



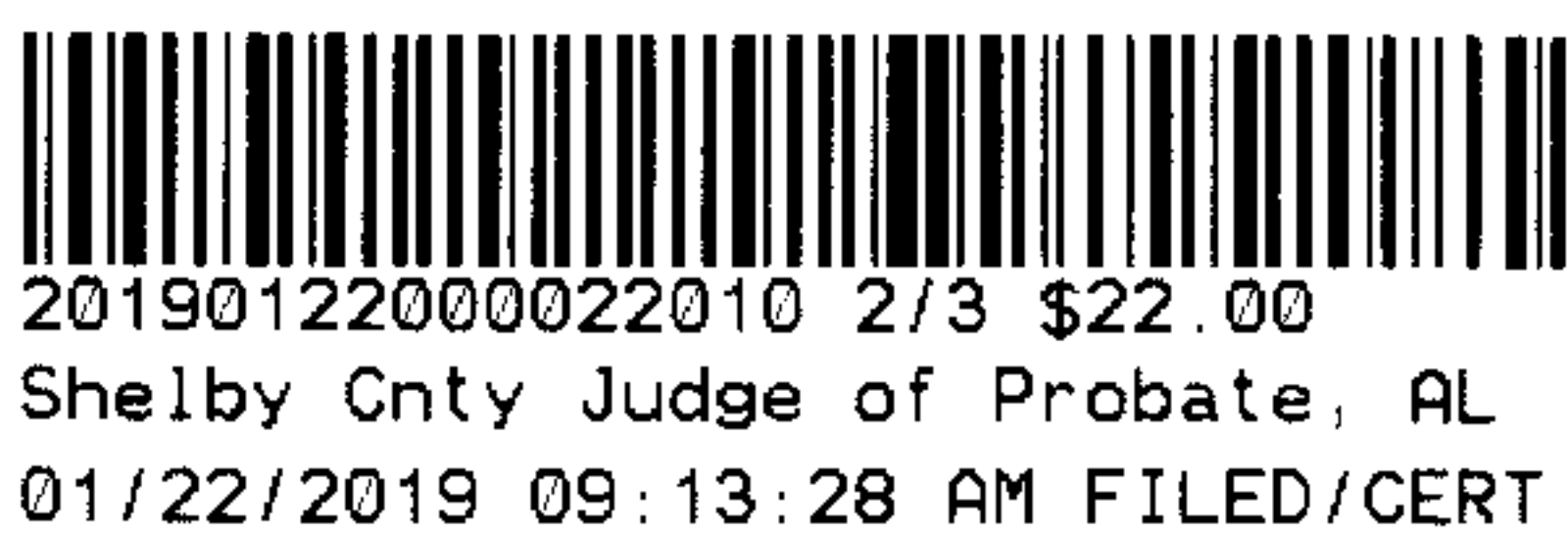

20190122000022010 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/22/2019 09:13:28 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2:

Commence at the Northwest corner of the NE 1/4, Section 28, Township 21 South, Range 1 East; thence run southerly along the West boundary of said NE 1/4 for 310.92 feet to a point, being a point on the southeast right of way line of County Highway 61, being the point of beginning of the parcel herein described; thence continue along the West boundary of said NE 1/4 for 359.48 feet to a point; thence turn a deflection angle of 89 degrees 21 minutes to the left and run easterly 579.03 feet to a point, being a point on the West right of way line of County Highway 77; thence turn a deflection angle of 113 degrees 17 minutes 43 seconds to the left and run along said right of way line along a tangent for 552.17 feet; thence continue along said right of way along a curve to the left, having a radius of 2824.79 feet and a central angle of 3 degrees 52 minutes 59 seconds for an arc distance of 191.44 feet to a point; thence turn a deflection angle of 61 degrees 15 minutes 30 seconds to the left from the tangent to the curve, and run westerly along a right of way flare for 103.89 feet to a point on the East right of way line of County Highway 61; thence turn a deflection angle of 64 degrees 25 minutes 08 seconds to the left and run southwesterly along said right of way line along a curve to the right, having a radius of 5769.58 feet and a central angle of 3 degrees 40 minutes 30 seconds for an arc distance of 370.06 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NE 1/4, Section 28, Township 21 South, Range 1 East, and the SW 1/4 of the SE 1/4, Section 21, Township 21 South, Range 1 East, Shelby County, Alabama.

According to the survey of John Gary Ray, dated February 13, 2003.



Real Estate Sales Validation Form

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

Grantor's Name Carey A. Hickman
Janna T. Hickman

Mailing Address P.O. Box 17
Columbiana, AL 35051

Property Address 4155 Highway 77 .
Columbiana, AL 35051

Grantee's Name Bobby Ray Traywick
Daphne T. Traywick

Mailing Address 4155 Highway 77 .
Columbiana, AL 35051

Date of Sale January 17, 2019
Total Purchase Price \$131,500.00

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 January 15, 2019

Print Carey A. Hickman

Unattested

Sign Carey A. Hickman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20190122000022010 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/22/2019 09:13:28 AM FILED/CERT

Form RT-1