

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-19-25518

Send Tax Notice To: David H. Dorough
Pamela B. Dorough

670 Jonesboro Cir
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 **Nine Thousand Dollars and No Cents (\$9,000.00)**, 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, **Stancil Handley and Somsup Ann Handley**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David H. Dorough and Pamela B. Dorough**, (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 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

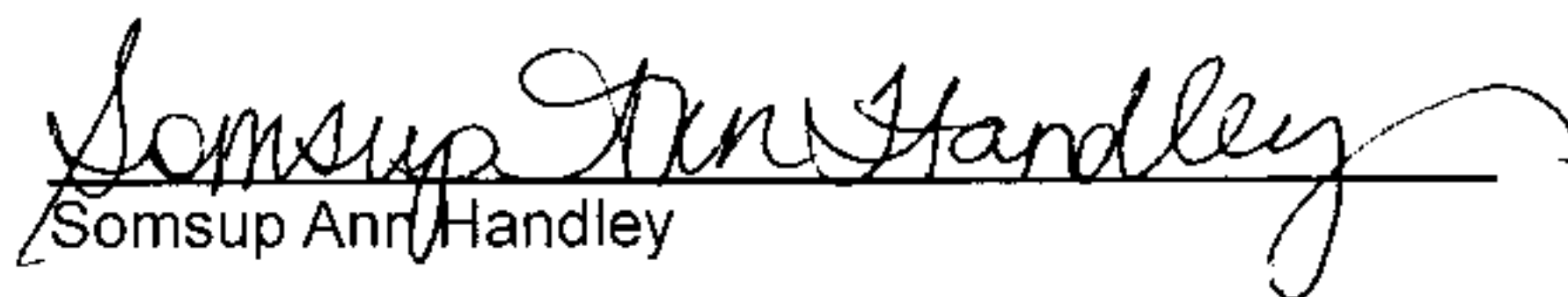
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 12th day of June, 2019.


Stancil Handley


Somsup Ann Handley

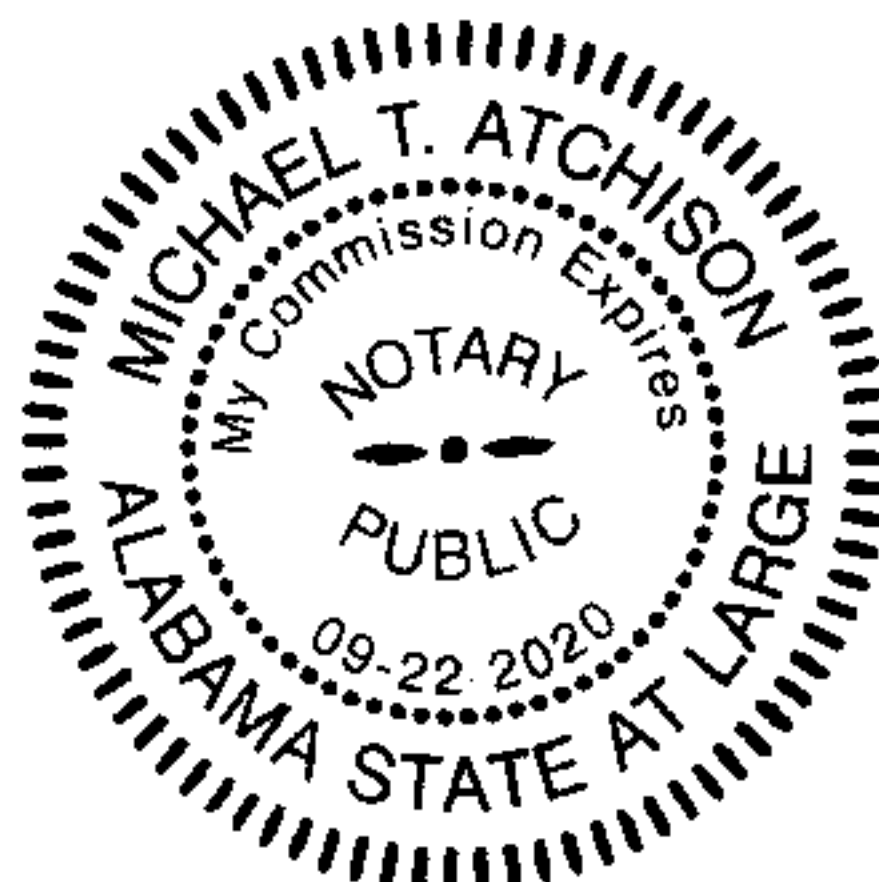
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Stancil Handley and Somsup Ann Handley, 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 12th day of June, 2019.


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




20190613000208280 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
06/13/2019 08:31:17 AM FILED/CERT

Shelby County, AL 06/13/2019
State of Alabama
Deed Tax: \$9.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL D:

A parcel of land in the Southeast Quarter of the Southwest Quarter of Section 26, Township 21 South, Range 1 West, being a part of the same land described in a deed to Mary Nell Milstead Skelton, recorded in Instrument #2003-189, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a grader blade found at the Southwest corner of said Section 26; thence North 88 degrees 32 minutes 15 seconds East, along the South line of said Section, a distance of 1645.46 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", on the Southeast right of way of County Highway 25, at the point of beginning; thence along a curve, to the left, in said right of way, having a radius of 2783.00 feet and a chord bearing of North 50 degrees 22 minutes 27 seconds East, an arc length of 41.63 feet to a point; thence North 49 degrees 56 minutes 45 seconds East, along said right of way, a distance of 984.20 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", on the Southwest right of way of Jonesboro Circle; thence South 26 degrees 34 minutes 52 seconds East, along said Jonesboro Circle, a distance of 98.84 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler, PLS 16165", in the center of an old Road (aka Heavenly Way); thence along the center of said old road: South 46 degrees 41 minutes 58 seconds West, a distance of 136.28 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler PLS 16165"; South 54 degrees 27 minutes 10 seconds West, a distance of 300.21 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165"; South 47 degrees 44 minutes 30 seconds West, a distance of 75.37 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165"; South 54 degrees 53 minutes 05 seconds West, a distance of 436.26 feet to a 1/2-inch rebar set with a cap stamped "S. Wheeler, PLS 16165", on the South line of said Section 26; thence South 88 degrees 32 minutes 15 seconds West, along the South line of Section 26, a distance of 73.57 feet to the point of beginning.

LESS AND EXCEPT any part lying within the Verchott Family Cemetery as shown on survey of Sid Wheeler, RPS 16165, dated March 26, 2017.

According to survey of Sid Wheeler, PLS 16165, dated March 26, 2017.

LESS AND EXCEPT that portion quit-claimed to Mary Angela Hughes, as recorded in Instrument #20170427000145420, as corrected by Scrivener's Affidavit recorded in Instrument #20170928000353010, being more particularly described as follows:

A parcel of land in the Southeast Quarter of the Southwest Quarter of Section 26, Township 21 South, Range 1 West, being a part of the same land described in a deed to Mary Nell Milstead Skelton, recorded in Instrument #2003-189, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at a grader blade found at the Southwest corner of said Section 26; thence North 88 degrees 32 minutes 15 seconds East, along the South line of said Section, a distance of 1645.46 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165" on the Southeast right of way of County Highway 25, at the point of beginning; thence along a curve to the left, in said right of way, having a radius of 2783.00 feet and a chord bearing of North 50 degrees 22 minutes 27 seconds East, an arc length of 41.63 feet to a point; thence North 49 degrees 56 minutes 45 seconds East along said right of way, a distance of 442.28 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165"; thence South 49 degrees 56 minutes 45 seconds East a distance of 90.85 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", in the center of an old road (aka Heavenly Way); thence along the center of said old road, South 47 degrees 44 minutes 30 seconds West, a distance of 30.99 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165", South 54 degrees 53 minutes 05 seconds West, a distance of 436.26 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler PLS 16165" on the South line of said Section 26; thence South 88 degrees 32 minutes 15 seconds West along the South line of Section 26, a distance of 73.57 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Stancil Handley	Grantee's Name	David H. Dorough Pamela B. Dorough
Mailing Address	<u>P.O. Box 828</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>610 J. H. Dorrough Cir</u> <u>Columbiana AL 35051</u>
Property Address	<u>0 Hwy 25</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>June 12, 2019</u>
		Total Purchase Price	<u>\$9,000.00</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)

☐ 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 June 11, 2019

Print Stancil Handley

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190613000208280 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
06/13/2019 08:31:17 AM FILED/CERT

Form RT-1