

This Instrument was Prepared by:

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

File No.: S-19-25634

Send Tax Notice To: Larry Huys
Patty Huys

5060 Pinehurst Ter
Birmingham, AL 35242

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 **Sixteen Thousand Eight Hundred Dollars and No Cents (\$16,800.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **FNB Bank successor by merger to First Bank of Childersburg**, (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 **Larry Huys and Patty Huys**, (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

\$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 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 Senior Vice President, Cliff Ford, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of July, 2019.

FNB BANK


Cliff Ford
Senior Vice President


20190729000270250 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
07/29/2019 10:06:44 AM FILED/CERT

State of Alabama

County of ~~Shelby~~ Jackson

I, Emily Frazier, a Notary Public in and for said County in said State, hereby certify that Cliff Ford, Senior Vice President of FNB Bank 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 24 day of July, 2019.


Notary Public, State of Alabama

My Commission Expires: 3-9-2022



Shelby County, AL 07/29/2019
State of Alabama
Deed Tax: \$17.00

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 17

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, being Lot 17 of the Willows Subdivision, as recorded in Map Book 27, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed South 03 degrees 07 minutes 45 seconds West along the East boundary of said 1/4-1/4 section for a distance of 25.48 feet to a 5/8" capped rebar found at the Southeast corner of Lot Number 16, Phase Two, of the Willows Subdivision, as recorded in Map Book 27 Page 62, said point being the POINT OF BEGINNING of herein described parcel of land; thence South 03 degrees 03 minutes 07 seconds West for a distance of 99.05 feet to an iron pin set; thence North 86 degrees 32 minutes 10 seconds West for a distance of 170.91 feet to an iron pin set on the Easterly right of way margin of Cotton Circle (60' right of way) thence North 03 degrees 28 minutes 14 seconds East along said right of way for a distance of 99.38 feet to an iron pin set at the Southwest corner of said Lot 16; thence leaving said right of way, South 86 degrees 25 minutes 27 seconds East along the South line of said Lot 16 for a distance of 170.19 feet to the POINT OF BEGINNING.

LOT 18

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, being Lot 18 of the Willows Subdivision, as recorded in Map Book 27, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed South 03 degrees 07 minutes 45 seconds West along the East boundary of said 1/4-1/4 section for a distance of 25.48 feet to a 5/8" capped rebar found at the Southeast corner of Lot Number 16, Phase Two, of the Willows Subdivision, as recorded in Map Book 27 Page 62; thence South 03 degrees 03 minutes 07 seconds West for a distance of 99.05 feet to an iron pin set and the POINT OF BEGINNING of herein described parcel of land; thence South 03 degrees 03 minutes 07 seconds West for a distance of 88.56 feet to an iron pin set; thence South 74 degrees 25 minutes 22 seconds West for a distance of 171.53 feet to an iron pin set on the Easterly right of way margin of Cotton Circle (60' right of way), said point being on a curve to the right, having a radius of 282.12 feet, a chord bearing of North 04 degrees 36 minutes 10 seconds West and a chord length of 67.06 feet; thence along the arc of said curve, and along said right of way, for a distance of 67.22 feet to an iron pin set; thence continuing along said right of way, North 03 degrees 28 minutes 14 seconds East for a distance of 78.12 feet to an iron pin set; thence South 86 degrees 32 minutes 10 seconds East for a distance of 170.19 feet to the point of beginning.



20190729000270250 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
07/29/2019 10:06:44 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	FNB Bank	Grantee's Name	Larry Huys
Mailing Address	<u>402 S. Broad St</u> <u>Scottsboro AL 35768</u>	Mailing Address	<u>Patty Huys</u> <u>5060 Pinehurst Ter</u> <u>Birmingham, AL 35242</u>
Property Address	<u>Cotton Circle</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>July 25, 2019</u>
		Total Purchase Price	<u>\$16,800.00</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)

<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 July 24, 2019

Print Mike T. Atchison

Unattested

Sign M. T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20190729000270250 3/3 \$38.00
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