

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
FRED F. LEDBETTER, JR. and CHERYL ANNE LEDBETTER  
5370 Greystone Way  
Birmingham, AL 35242

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$550,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, C. DOUGLAS VIBERT and wife, SUSAN E. VIBERT, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto FRED F. LEDBETTER, JR. and CHERYL ANNE LEDBETTER, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

**Parcel 1**

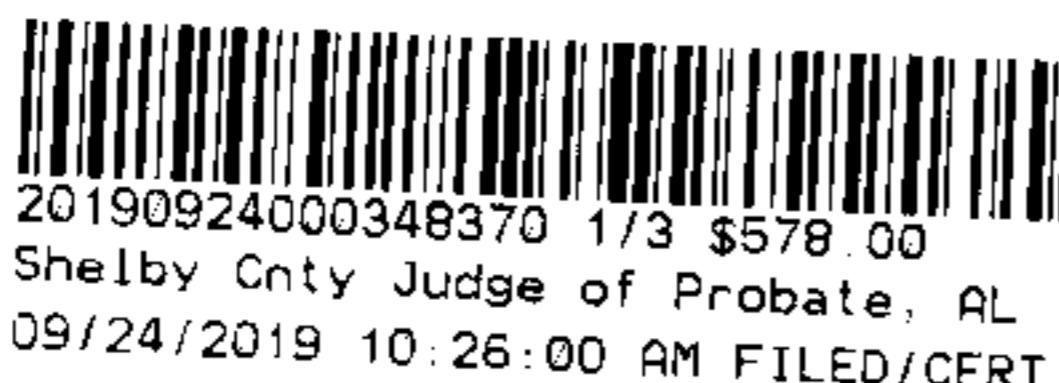
Lot 17A, according to the Survey of Perkins Landing, Sectors 1 and 2, a condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument No. 2000-24647 and Articles of Incorporation of Perkins Landing Residential Association, Inc. as recorded in Instrument No. 2000-24648 in the Probate Office of Shelby County, Alabama together with an undivided 1/51 interest in the common elements of Perkins Landing Sectors 1 and 2, a Condominium as set out in the Declaration of Condominium and according to the Survey of Perkins Landing Sectors 1 and 2, a Condominium, recorded in Map Book 27 page 33 and that certain Resurvey of Lots 14, 15, 28, 29, and Common Area E as recorded in Map Book 27 page 130, in the Probate Office of Shelby County, Alabama. And a Resurvey of Lots 16, 17 and 18 Perkins Landing Sectors 1 and 2, a Condominium as recorded in Map Book 34 page 6 in the Probate Office of Shelby County, Alabama.

**Parcel 2**

Begin at the Southeast corner of Lot 17A, a Resurvey of Lots 16, 17 and 18, Perkins Landing, Sectors 1 and 2, as recorded in Map Book 34 page 6, said point being the point of beginning; thence South 21 degrees 35 minutes 01 second East a distance of 19.67 feet; thence South 88 degrees 01 minute 02 seconds West a distance of 24.59 feet; thence North 52 degrees 21 minutes 24 seconds West a distance of 54.39 feet to the beginning of a curve to the right, having a radius of 62.00 feet, a central angle of 60 degrees 01 minute 31 seconds and subtended by a chord which bears South 76 degrees 53 minutes 08 seconds East and a chord distance of 62.02 feet; thence along the arc of said curve, a distance of 64.95 feet to the point of beginning. Being situated in Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 2000-24647 and amended in Instrument No. 20040924000528930 in the Probate



Shelby County, AL 09/24/2019  
State of Alabama  
Deed Tax: \$550.00

Office.

3. Restrictive Covenant as set out in Instrument No. 2001-31409 in the Probate Office.
4. Restrictive Covenants and Grant of Land Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 2001-42172 in Probate Office.
5. Riparian and other rights created by the fact that the land fronts on Lay Lake.
6. Articles of Incorporation of Perkins Landing Condominium Association, Inc., as recorded in Instrument No. 2000-24648 in the Probate Office.
7. Flood rights to Alabama Power Company as to water elevation contour levels.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

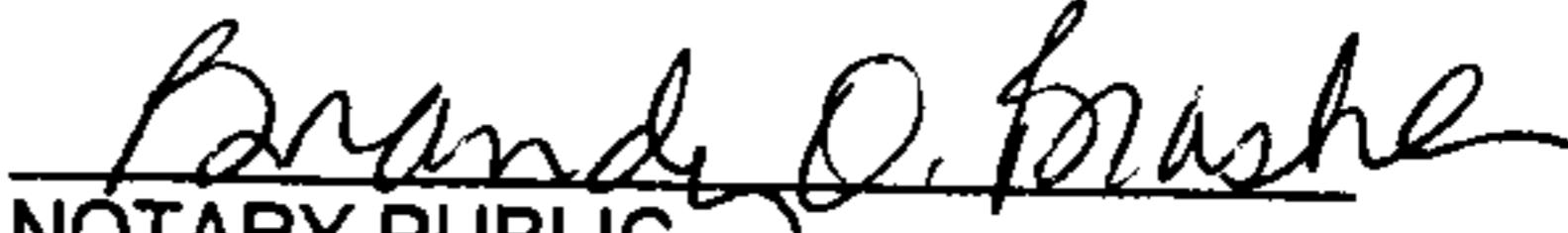
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17<sup>th</sup> day of September, 2019.

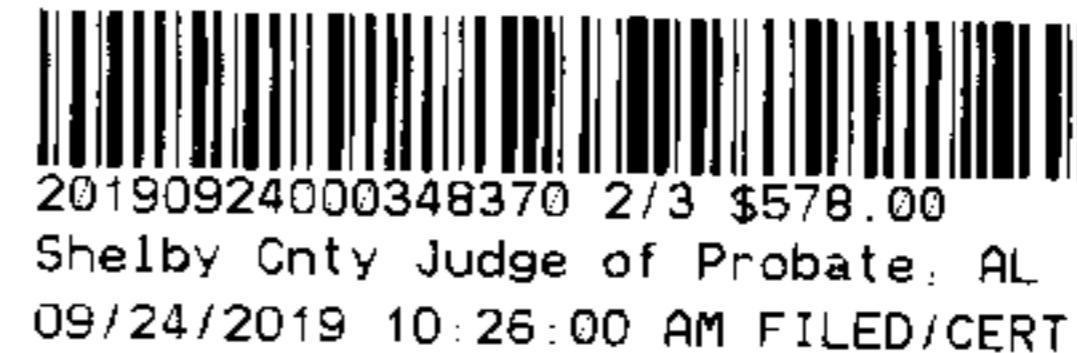
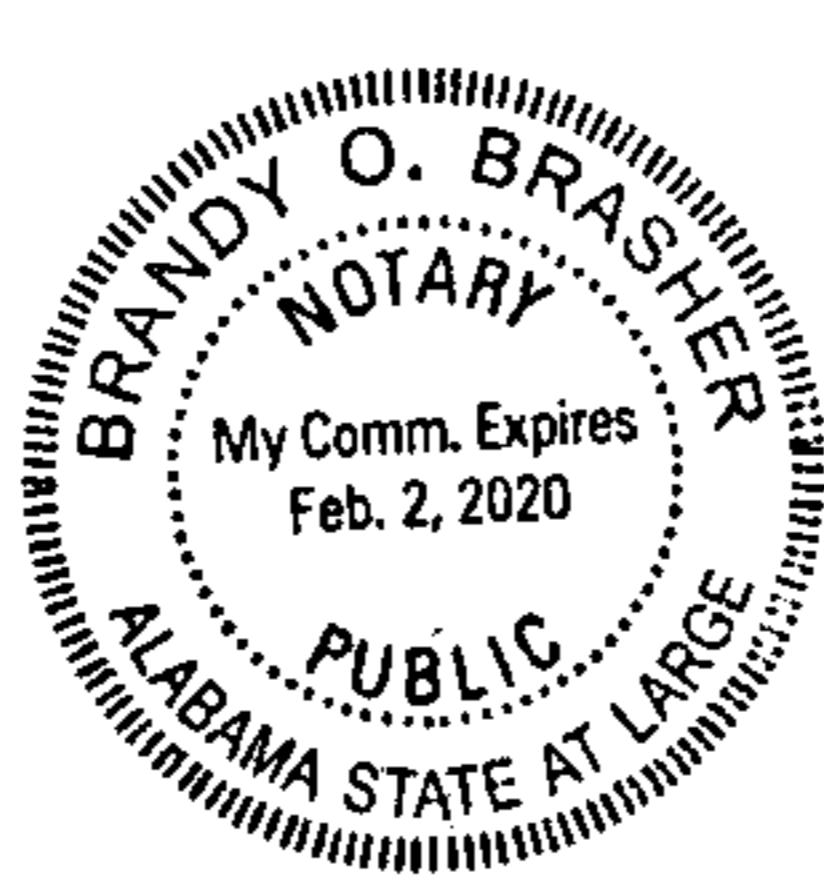
  
C. DOUGLAS VIBERT  
  
SUSAN E. VIBERT

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that C. DOUGLAS VIBERT and wife, SUSAN E. VIBERT, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of September, 2019.

  
NOTARY PUBLIC  
My Commission Expires: 2-2-20



Grantor's Name:  
C. DOUGLAS VIBERT and wife, SUSAN E. VIBERT

Mailing Address:  
247 Artesian Way  
Watersound, FL 32461

Property Address:  
100 Perkins Pointe  
Columbiana, AL 35051

Bill of Sale  
 Sales Contract  
 Closing Statement

Grantee's name:  
FRED F. LEDBETTER, JR. and CHERYL ANNE  
LEDBETTER

Mailing Address:  
5370 Greystone Way  
Birmingham, AL 35242

Date of Sale: Sept. 17, 2019  
Total Purchase Price: \$550,000.00

or

Actual Value

or

Assessor's Market Value

Front of Foreclosure Deed  
 Appraisal  
 Other \_\_\_\_\_

