

This Instrument was Prepared by:  
Mike T. Atchison  
Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To: Shannon E Shepherd  
Charles R Shepherd

328 Greystone Glen Circle  
Birmingham, AL 35242

File No.: 227246

## 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 Eighty Thousand Dollars and No Cents (\$180,000.00)**, 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, **James E Roberts**, a Married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shannon E Shepherd and Charles R Shepherd**, (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

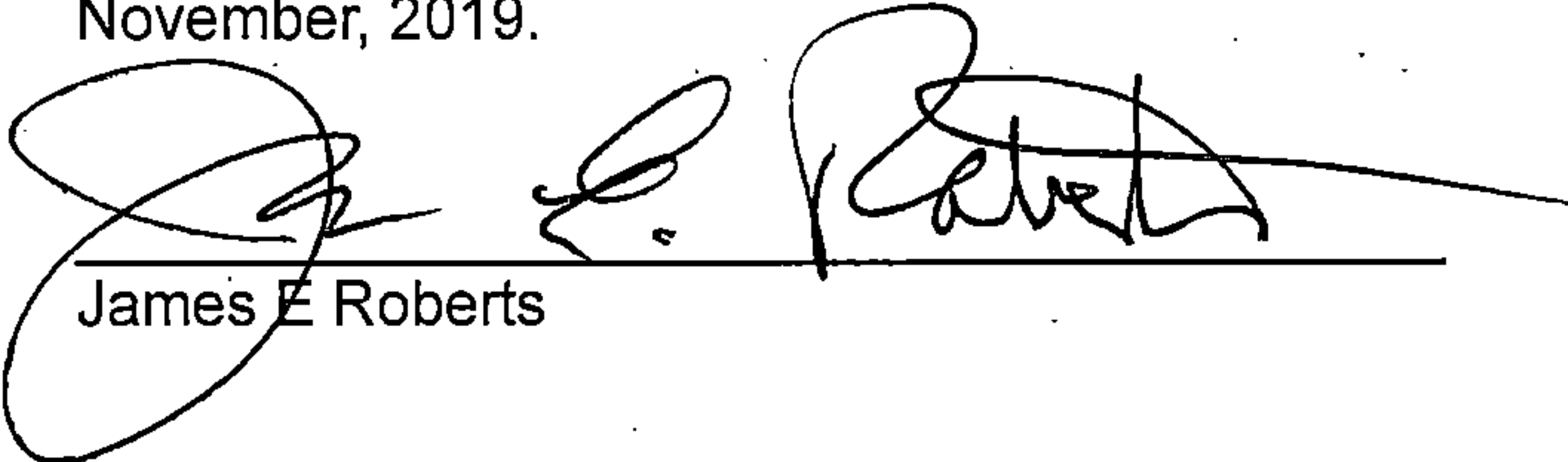
**Property may be subject to taxes for 2020 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein.**

**\$153,000.00** 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 20th day of November, 2019.

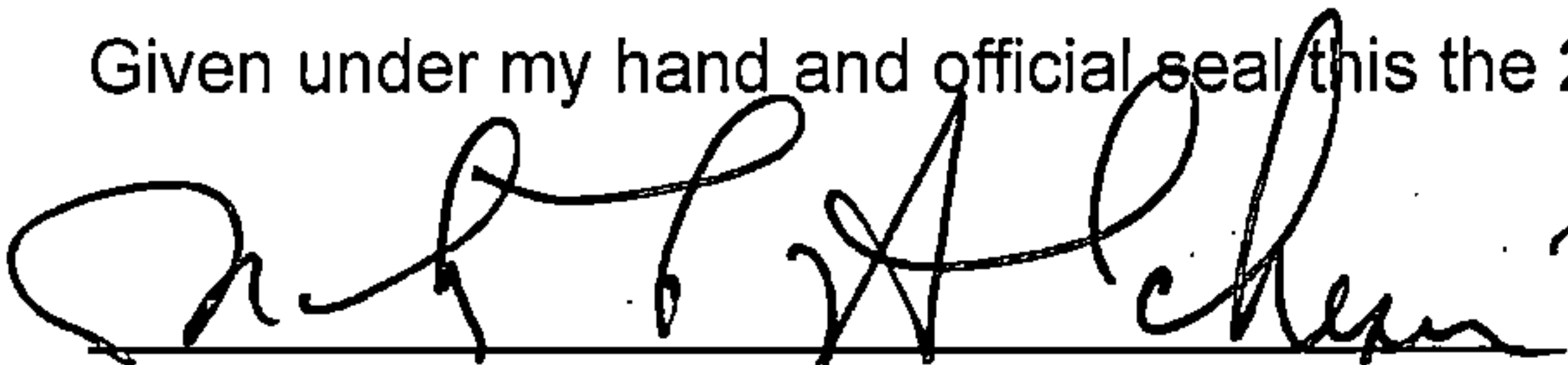
  
James E Roberts


State of Alabama

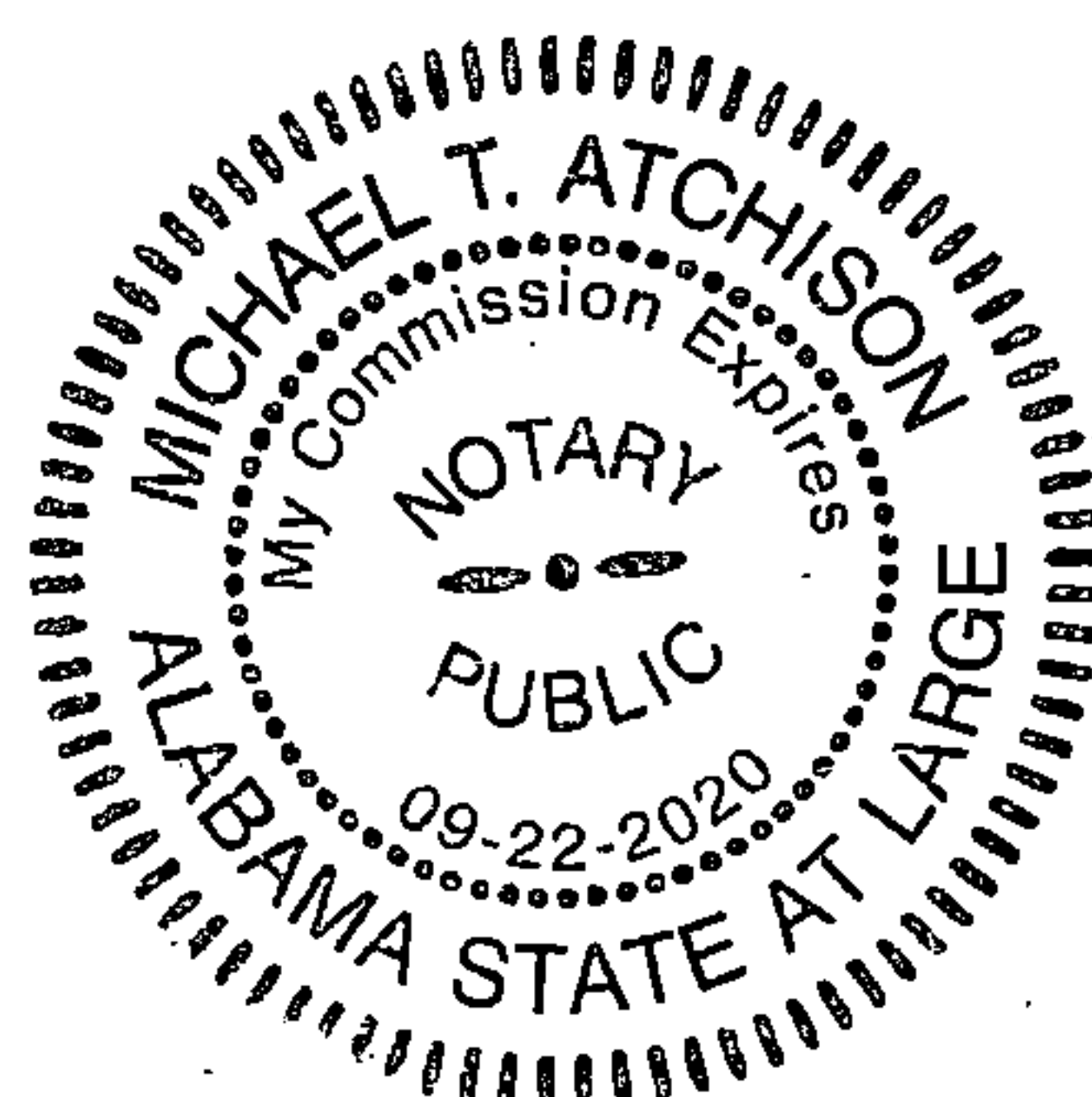
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James E Roberts, 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 20th day of November, 2019.

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

  
20191125000438380 1/4 \$211.00  
Shelby Cnty Judge of Probate, AL  
11/25/2019 03:47:31 PM FILED/CERT



Shelby County, AL 11/25/2019  
State of Alabama  
Deed Tax: \$180.00



## EXHIBIT A – LEGAL DESCRIPTION

### Parcel A

A part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the Southeast corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 33, Township 17 South, Range 1 East thence run West along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section and the South line of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  for a distance of 2,071.03 feet to the Southwest corner of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , a  $\frac{1}{2}$ " iron pin found, and the Point of Beginning; thence turn 92 degrees 00 minutes 47 seconds right and run northerly for a distance of 935.10 feet measured, 938.37 feet plat and deed, to a  $\frac{1}{2}$ " iron pin found at a fence corner post on the Southeast margin of Shelby County Hwy. 101; thence turn 56 degrees 18 minutes 26 seconds right and run northeasterly along the chord of a curve to the right of said right-of-way a distance of 26.27 feet, said curve having a radius of 1909.86 feet and a central angle of 0 degrees 47 minutes 18 seconds; thence turn right 0 degrees 23 minutes 39 seconds and continue along said right-of-way line northeasterly for a distance of 93.49 feet to a point; thence turn right 123 degrees 17 minutes 55 seconds, leaving said highway, and run southerly 245.20 feet to a point on the center of an easement for ingress, egress and utilities, being 60 feet in width; thence turn left 78 degrees 08 minutes 44 seconds and run southeasterly along said easement centerline a distance of 108.07 feet to the beginning of a curve to the right, said curve having a radius of 146.80 feet and a central angle of 76 degrees 08 minutes 57 seconds; thence run along the arc of said curve in said easement a distance of 195.10 feet; thence run southerly along said easement centerline a distance of 92.33 feet to the beginning of a curve to the left, said curve having a radius of 100.00 feet and a central angle of 34 degrees 07 minutes 38 seconds thence run southerly and southeasterly along the arc of said easement a distance of 34.07 feet; thence run southeasterly along said easement centerline a distance of 131.09 feet to the point of a curve to the left, said curve having a radius of 241.13 feet and a central angle of 32 degrees 22 minutes 35 seconds; thence run southeasterly along the arc of said curve in said easement a distance of 136.26 feet; thence run southeasterly along said easement centerline a distance of 110.71 feet; thence turn 53 degrees 58 minutes 57 seconds right and run southeasterly for a distance of 226.37 feet to a point on the south  $\frac{1}{4}$  -  $\frac{1}{4}$  line; thence turn 102 degrees 30 minutes 16 seconds right and run westerly along said  $\frac{1}{4}$  -  $\frac{1}{4}$  line for a distance of 680.12 feet to the Point of Beginning, making a closing left interior angle of 87 degrees 59 minutes 13 seconds.

### Parcel B

A part of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the SE corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 33, Township 17 South, Range 1 East thence run S89°51'18"W along the south line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 671.57 feet to a  $\frac{1}{2}$ " iron pin with yellow cap set, and the Point of Beginning; thence run N8°58'48"W for a distance of 342.95 feet to a  $\frac{1}{2}$ " iron pin with yellow cap set; thence run N38°24'41"W for a distance of 1,074.60 feet to a  $\frac{1}{2}$ " iron pin with a yellow cap set on the southeasterly edge of Sand Lake; thence run S53°06'38"W for a distance of 149.94 feet along said lake edge to a  $\frac{5}{8}$ " iron pin with yellow cap found; thence run S76°15'40"W for a distance of 95.70 feet along said lake edge to a  $\frac{5}{8}$ " iron pin with yellow cap found; thence run S62°19'43"W for a distance of 119.64 feet along said lake edge to a  $\frac{5}{8}$ " iron pin with yellow cap found; thence run S38°00'43"W for a distance of 122.41 feet along said lake edge to a  $\frac{5}{8}$ " iron pin cap found; thence run S58°55'55"W for a distance of 101.64 feet along said lake edge to a  $\frac{1}{2}$ " iron pin with yellow cap set; thence run N2°00'47"E for a distance of 193.64 feet along said lake edge to a  $\frac{1}{2}$ " iron pin with yellow cap set on the southeast margin of Shelby County Hwy. 101, said highway having a right-of-way width of 80 feet; thence run S58°42'52"W along said highway right-of-way for a distance of 119.64 feet to a  $\frac{1}{2}$ " iron pin with yellow cap found; thence run S2°00'47"W, leaving said highway, for a distance of 245.20 feet to a point on the center of an easement for ingress, egress, and utilities, being 60 feet in width; thence turn left 78°08'44" and run southeasterly along said easement centerline a distance of 108.07 feet to the beginning of a curve to the right, said curve having a radius of 146.80 feet and a central angle of 76°08'57"; thence run along the arc of said curve in said easement a distance of 195.10 feet; thence run southerly along said easement centerline a distance of 92.33 feet to the beginning of a curve to the left, said curve having a radius of 100.00 feet and a central angle of 34°07'38"; thence run southerly and southeasterly along the arc of said curve in said easement a distance of 34.07 feet; thence run southeasterly along said easement centerline a distance of 131.09 feet to the beginning of a curve to the left, said curve having a radius of 241.13 feet and a central angle of 32°22'35"; thence run southeasterly along the arc of said curve in said easement a distance of 136.26 feet; thence run southeasterly along said easement centerline a distance of 110.71 feet; thence turn 53°58'57" right and run S12°30'16"E for a distance of 226.37 feet to a point on the south  $\frac{1}{4}$  -  $\frac{1}{4}$  line; thence run N89°51'18"E along said  $\frac{1}{4}$  -  $\frac{1}{4}$  line for a distance of 752.89 feet to the Point of Beginning.

This parcel is subject to any and all easements, rights-of-way, limitations and/or restrictions of probated record or applicable law, including but not limited to the following easement for ingress, egress and utilities from County Highway 101 to the property at the west parcel boundary:

Easement for Ingress, Egress, and Utilities



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A part of the NE ¼ of the SW ¼ of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the SE corner of the NW ¼ of the SE ¼ of Section 33, Township 17 South, Range 1 East; thence run West along the south line of said ¼ - ¼ section and the south line of the NE ¼ of the SW ¼ for a distance of 2,071.03 feet to the SW corner of the E ½ of the NE ¼ of the SW ¼, a ½" iron pin found; thence turn 92°00'47" right and run northerly for a distance of 935.10 feet measured, 938.37 feet plat and deed, to a ½" iron pin found at a fence corner post on the southeast margin of Shelby County Hwy. 101; thence turn 56°18'26" right and run northeasterly along the chord of a curve to the right on said right-of-way a distance of 26.27 feet, said curve having a radius of 1,909.86 feet and a central angle of 0°47'18"; thence turn right 0°23'39" and continue along said right-of-way line northeasterly for a distance of 7.28 feet to the Point of Beginning of the center of an easement for ingress, egress, and utilities, being 60 feet in width; thence turn right 116°17'00", leaving said highway, and run southerly 149.00 feet along said easement centerline a distance of 108.07 feet to the beginning of a curve to the left, said curve having a radius of 55.94 feet and a central angle of 71°07'49"; thence run along the arc of said curve in said easement a distance of 69.45 feet; thence run southeasterly along said easement centerline a distance of 10.04 feet to the west property line, from which point continuing southeasterly the centerline of the easement becomes the property line.



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## Real Estate Sales Validation Form

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

Grantor's Name James E Roberts  
P.O. Box 382646

Mailing Address Birmingham, AL 35238

Property Address Avenue Sec 33-17-16

Grantee's Name Shannon E Shepherd  
Charles R Shepherd

Mailing Address 328 Crestone Glen Circle  
Birmingham, AL 35242

Date of Sale November 20, 2019  
Total Purchase Price \$180,000.00

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)

<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 November 19, 2019

Print James E Roberts

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1