

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2019258

Send Tax Notice To: Adam E. McKinley
Emily C. McKinley
15 Brush Creek Farm
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 **Four Hundred Fifty Five Thousand Dollars and No Cents (\$455,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Peggy R. Otto and Larry Otto, Wife and Husband**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Adam E. McKinley and Emily C. McKinley**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 15 Brush Creek Farm, Columbiana, AL 35051**; to wit;

LOT 15, ACCORDING TO THE SURVEY OF BRUSH CREEK FARMS, AS RECORDED IN MAP BOOK 8, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

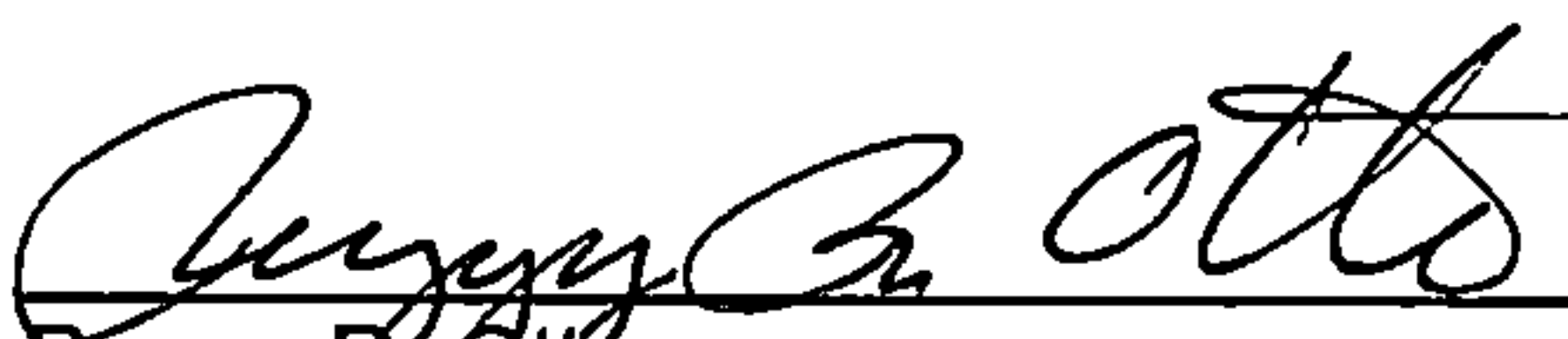
1. **Property Taxes for 2020, and subsequent years.**
2. **Minerals and mining rights not owned by Grantor.**
3. **Agreement in Book 52, Page 184**
4. **Easement in Book 59, Page 365**
5. **Articles of Incorporation of Brush Creek Farms HOA in Inst. #20000308000073961, Inst. #20010409000131881, Inst. #20020315000124251, and #20031125000771880**
6. **Covenants, Conditions & Restrictions in Book 48, Page 254 & Book 87, Page 657**

\$432,250.00 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.


Peggy R. Otto

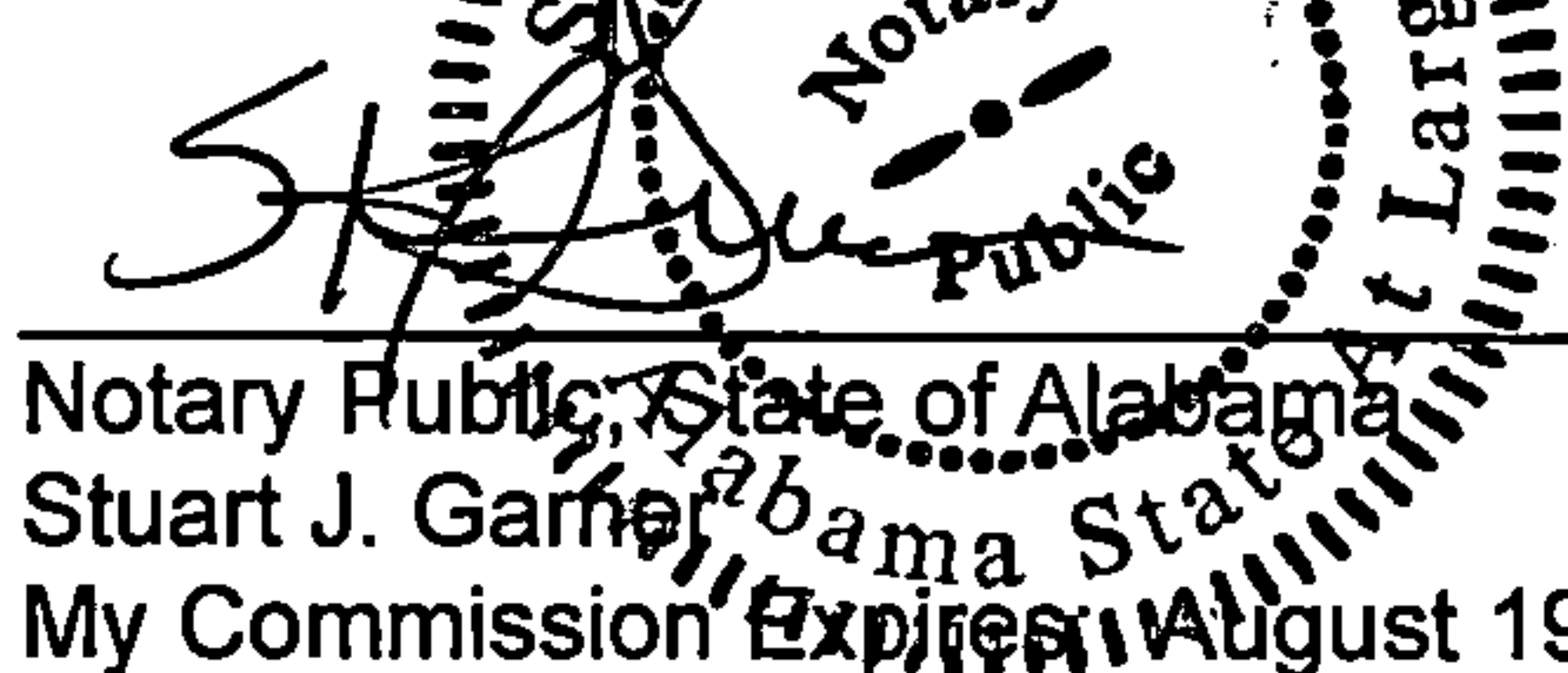

Larry Otto

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Peggy R. Otto and Larry Otto, 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
Stuart J. Garner
My Commission Expires August 19, 2021


20191203000445660 1/2 \$480.00
Shelby Cnty Judge of Probate, AL
12/03/2019 09:23:34 AM FILED/CERT

Shelby County, AL 12/03/2019
State of Alabama
Deed Tax: \$455.00

Real Estate Sales Validation Form

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

Grantor's Name	Peggy R. Otto Larry Otto	Grantee's Name	Adam E. McKinley Emily C. McKinley
Mailing Address		Mailing Address	15 Brush Creek Farm Columbiana, AL 35051
Property Address	15 Brush Creek Farm Columbiana, AL 35051	Date of Sale	November 20, 2019
		Total Purchase Price	\$455,000.00
		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)

☐ 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.

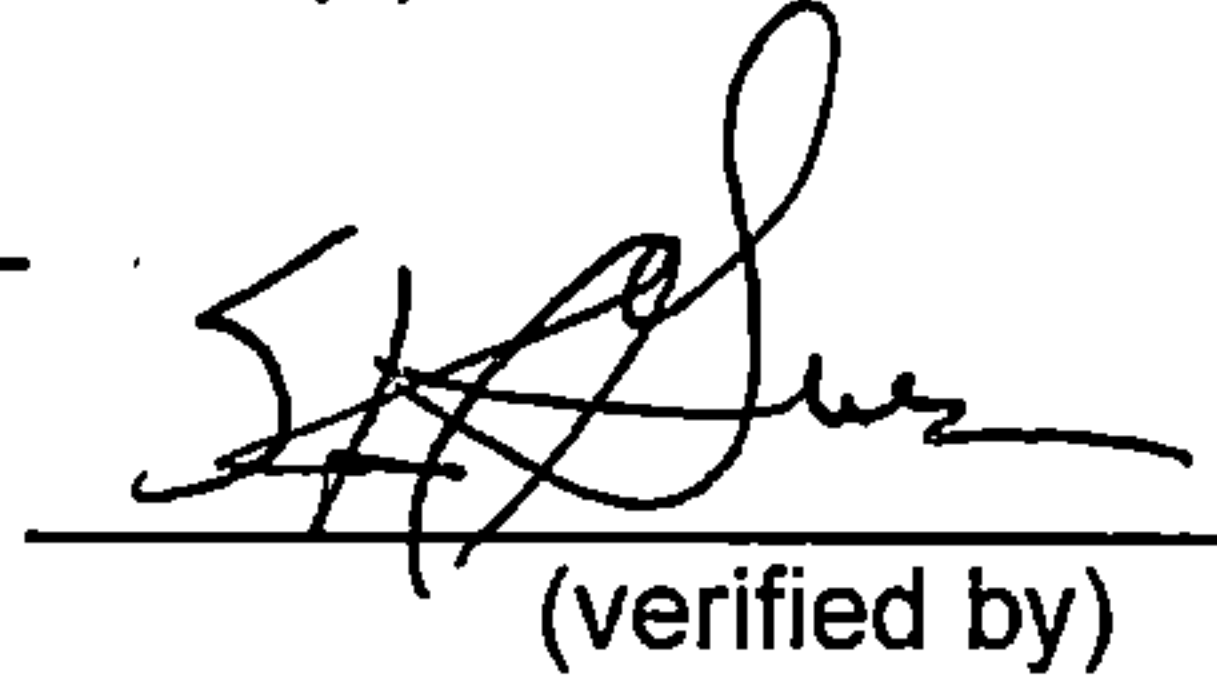
Date of Sale - the date on which interest to the property was conveyed.

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	November 19, 2019	Print	Peggy R. Otto
Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

