

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

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Amy Elizabeth Jackson and  
Patrick Douglass Orr  
53233 Highway 25  
Vandiver, AL 35176

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One Hundred Thirty-Three Thousand and 00/100 Dollars (\$133,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **FRANKLIN TODD RINEHART and LISA DIANE RINEHART, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **AMY ELIZABETH JACKSON and PATRICK DOUGLAS ORR** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$126,350.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 22nd day of November, 2019.

  
\_\_\_\_\_  
**FRANKLIN TODD RINEHART**

  
\_\_\_\_\_  
**LISA DIANE RINEHART**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Franklin Todd Rinehart and Lisa Diane Rinehart**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2019.

B. CHRISTOPHER BATTLES  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 31, 2021

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/31/2021

**EXHIBIT "A"**

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A parcel of land situated in the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, run Northerly along and with the West section line 184.81 feet to a  $\frac{1}{2}$  open pipe corner found; thence turn 1 degree 33 minutes 04 seconds left and continue Northerly along and with said West section line 46.83 feet to a bumper jack corner found; thence turn a left interior angle of 93 degrees 17 minutes 10 seconds and run Easterly 341.59 feet to an iron pin corner set; thence turn a left interior angle of 90 degrees 00 minutes 00 seconds and run Southerly 60.00 feet to an iron pin corner set; thence turn a left interior angle of 270 degrees 00 minutes 00 seconds and run Easterly 266.49 feet to an iron pin corner set on the Westerly right-of-way line of Alabama Highway No. 25, said right-of-way lying 40 feet distant from highway centerline; thence turn a left interior angle of 100 degrees 07 minutes 28 seconds to the tangent of a curve to the right (concave Westerly, having a centerline degree of curve of 12 degrees 00 minutes), said curve having a right-of-way radius of 437.46 feet to a central angle of 16 degrees 18 minutes 34 seconds and run Southerly along and with said Westerly right-of-way line for an arc distance of 124.65 feet to a concrete monument found at highway P.C. Station 127+71.4, and the end of said curve; thence turn right 2 degrees 25 minutes 12 seconds from tangent and run Southwesterly 77.82 feet to a 2 inch open iron pipe corner found; thence turn a left Interior angle of 103 degrees 58 minutes 41 seconds leaving said highway and run Westerly along with an existing wire fence 611.93 feet to the point of beginning, making a closing left interior angle of 87 degrees 43 minutes.

**PARCEL NUMBER: 04-1-11-0-001-059.000**

**Real Estate Sales Validation Form**

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

Grantor's Name Franklin Todd Rinehart  
 Mailing Address Lisa Diane Rinehart  
8657 Highway 51,  
New Brockton, AL 36351

Grantee's Name Amy Elizabeth Jackson  
 Mailing Address Patrick Douglass Orr  
53233 Highway 25,  
Vandiver, AL 35176

Property Address 53233 Highway 25  
Vandiver, AL 35176

Date of Sale November 22, 2019  
 Total Purchase Price \$ 133,000.00  
 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 or 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).

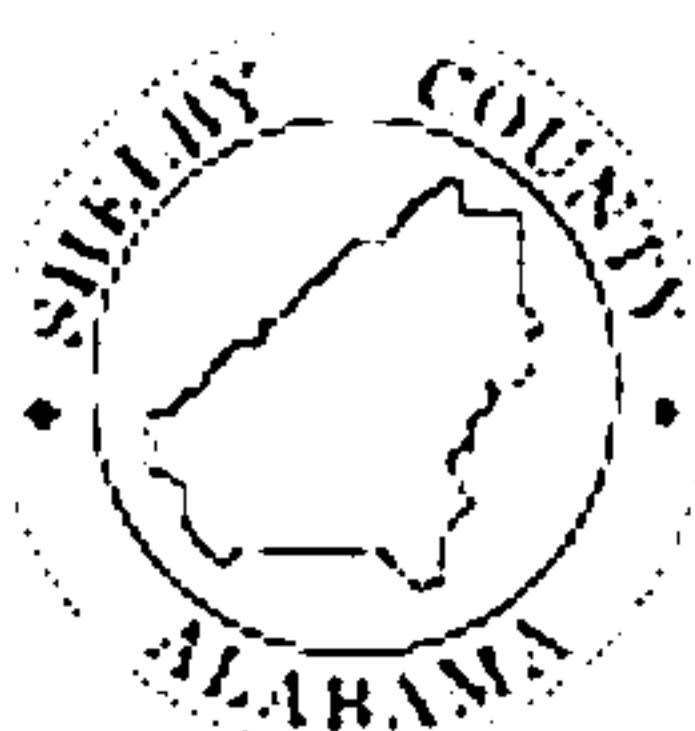
Date \_\_\_\_\_

Print B. CHRISTOPHER BATTLES

\_\_\_\_\_  
 Unattested \_\_\_\_\_  
 (verified by)

Sign   
 (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/11/2019 03:03:26 PM  
 \$35.00 CATHY  
 20191211000458350

*Allen S. Bayl*