

This Instrument was Prepared by:

Send Tax Notice To: Ken Brooks
Kristi Brooks

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

40 Dogwood Dr
Calera, AL 35040

File No.: S-20-26135

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 Eighty Nine Thousand Nine Hundred Dollars and No Cents (\$89,900.00), 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, Estate of Lola Rutland Stinson, Paul Thomas Stinson, Jr., a married man, Harry Edward Stinson, a married man, and Sara Stinson, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Ken Brooks and Kristi Brooks, (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 all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or their spouses if any.

This deed is restricted to the following:

- This property shall be used for single residential use only and no mobile homes will be allowed on the property.
- Any residential structure shall be at least 1000 sq. ft.
- No structure shall be built within 15 feet of the Crawfish Drive easement.

\$89,900.00 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 25 day of March, 2020.

ESTATE OF LOLA RUTLAND STINSON

Paul Thomas Stinson Jr.
Paul Thomas Stinson Jr.
Executor

State of TN

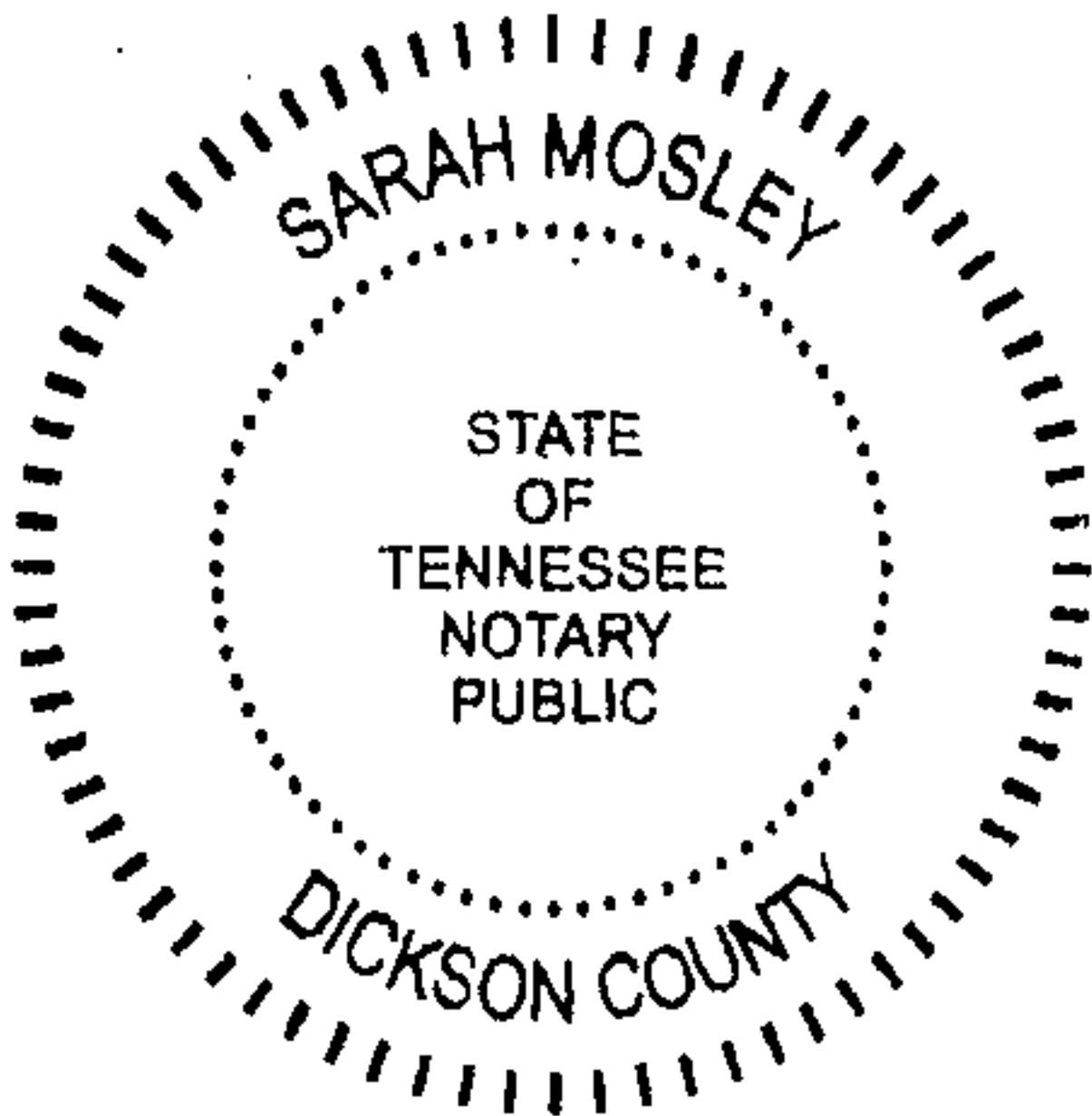
County of Davidson

I, Sarah Mosley, a Notary Public in and for the said County in said State, hereby certify that Paul Thomas Stinson Jr. as Executor of the Estate of Lola Rutland Stinson, 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 25 day of March, 2020.

Sarah Mosley
Notary Public, State of TN

My Commission Expires: 01-28-2024



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25 day of March, 2020.

Paul Thomas Stinson

Paul Thomas Stinson, Jr.

Harry Edward Stinson

Harry Edward Stinson

Paul Thomas Stinson

By Paul Thomas Stinson, Jr. as Attorney in Fact

Sara Stinson

Sara Stinson

Paul Thomas Stinson

By Paul Thomas Stinson, Jr. as Attorney in Fact

State of TN
County of Davidson

I, Sarah Mosley, a Notary Public in and for the said County in said State, hereby certify that Paul Thomas Stinson, Jr., Paul Thomas Stinson, Jr. as Attorney in Fact for Harry Edward Stinson, and Paul Thomas Stinson, Jr as Attorney in Fact for Sara Stinson 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 25 day of March, 2020.

Sarah Mosley

Notary Public, State of TN

My Commission Expires: 01-28-2024

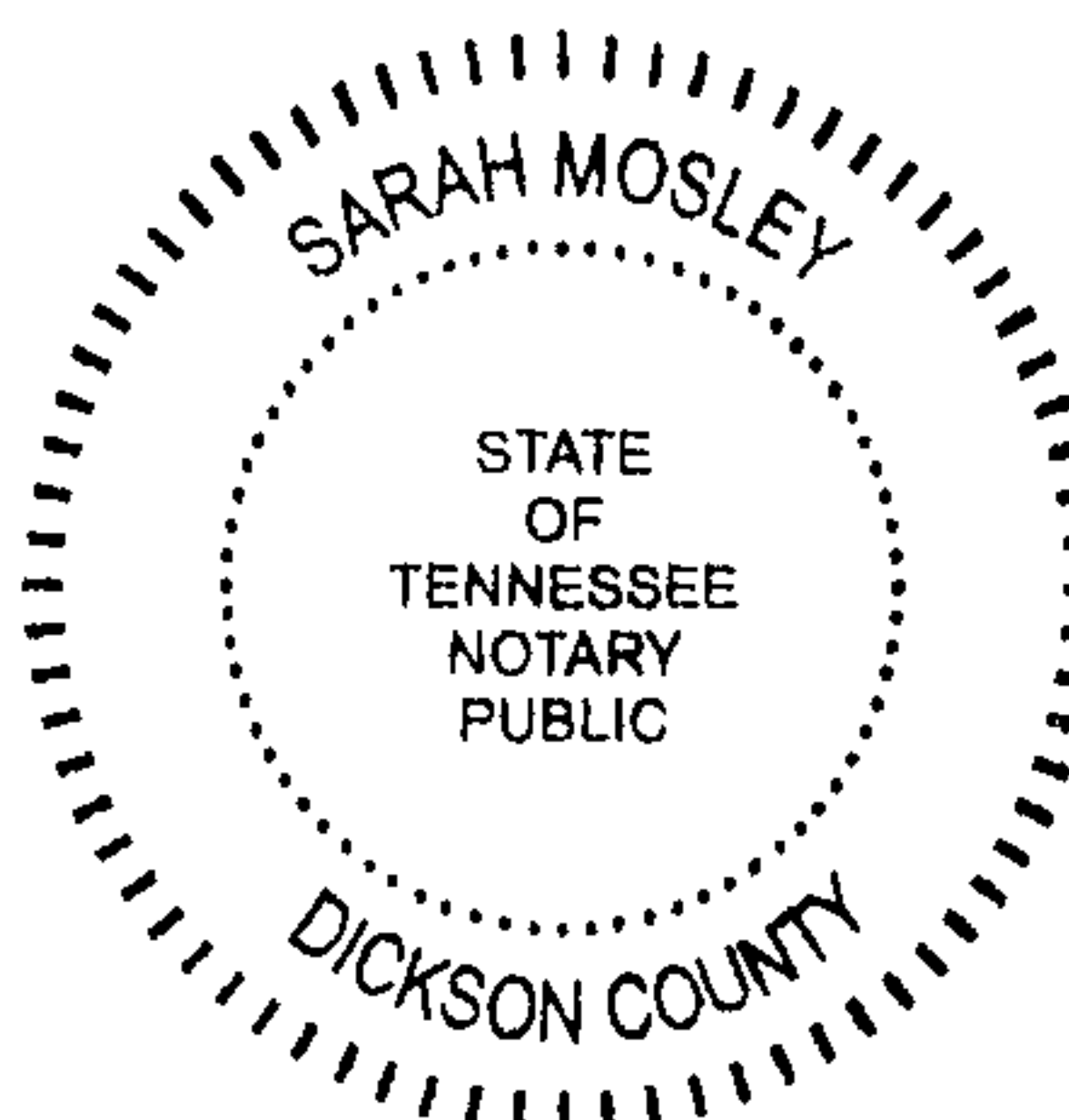


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Northwest quarter of the Southeast quarter of Section 12, Township 24 North, Range 15 East, being a part of the land described in a deed to Lola Rutland Stinson, recorded in Deed Book 279, Page 683, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1" pipe, found and being used as the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 12; thence North 02 degrees 05 minutes 21 seconds West, along a line being used as the West line of said sixteenth section, a distance of 467.21 feet to a 1/2" rebar, with a cap stamped "Shiflett" found on the Northwest right of way of County Highway 432; thence North 02 degrees 04 minutes 21 seconds West, along said Quarter line, a distance of 423.40 feet to a 1/2" rebar found; thence North 01 degree 33 minutes 53 seconds West, along said quarter line, a distance of 61.11 feet to a 3/4" pipe found at the point of beginning; thence North 02 degree 04 minutes 52 seconds West, along said quarter line, a distance of 255.80 feet to a point on the 397' contour of Lay Lake; thence North 62 degrees 08 minutes 22 seconds East, along the 397' contour, a distance of 82.44 feet, to a 3/4" pipe, found; thence South 02 degrees 05 minutes 18 seconds East, a distance of 291.83 feet to a 3/4" pipe, found; thence North 88 degrees 03 minutes 05 seconds West 74.27 feet to the point of beginning.

INGRESS, EGRESS AND BOAT ACCESS EASEMENT:

A parcel of land in the Northwest Quarter of the Southeast Quarter of Section 12, Township 24 North, Range 15 East, being an easement for Ingress, egress and boat access. Said parcel of land being more particularly described as follows:

Commencing at a 1" pipe found and being used as the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 12; thence North 02 degrees 05 minutes 21 seconds West, along a line being used as the West line of said sixteenth section, a distance of 467.21 feet to a 1/2" rebar, with a cap stamped "Shiflett" found, on the Northwest right of way of County Highway 432; thence North 52 degrees 02 minutes 58 seconds East, along said right of way, a distance of 182.50 feet to the point of beginning; thence North 02 degrees 07 minutes 45 seconds West, a distance of 362.01 feet to a point; thence North 05 degrees 03 minutes 57 seconds West, a distance of 15.54 feet to a point; thence North 01 degree 40 minutes 44 seconds West, a distance of 288.98 feet to a point; thence South 88 degrees 00 minutes 54 seconds West, a distance of 15.00 feet to a point; thence North 01 degree 40 minutes 44 seconds West, a distance of 25.00 feet, to a point on the 397' contour; thence North 67 degrees 20 minutes 12 seconds West along said contour, a distance of 16.07 feet to a 3/4" pipe found; thence North 68 degrees 42 minutes 46 seconds East, along said contour, a distance of 15.38 feet to a 3/4" pipe, found; thence North 58 degrees 08 minutes 33 seconds East, along said contour, a distance of 34.60 feet to point; thence South 01 degree 59 minutes 06 seconds East, a distance of 52.99 feet to a point; thence South 88 degrees 00 minutes 54 seconds West, a distance of 30.00 feet to a point; thence 01 degree 59 minutes 06 seconds East, a distance of 148.84 feet to a point; thence 02 degrees 00 minutes 42 seconds East, a distance of 15.00 feet to point; thence 02 degrees 00 minutes 42 seconds East, a distance of 125.00 feet to point; thence South 01 degree 58 minutes 10 seconds East, a distance of 15.02 feet to point; thence South 02 degrees 05 minutes 50 seconds East, a distance of 352.02 feet to a 3/4" pipe, found on the Northwest right of way of County Highway No. 432; thence South 53 degrees 19 minutes 19 seconds West, a distance of 18.53 feet to point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Lola Rutland Stinson	Grantee's Name	Ken Brooks Kristi Brooks
Mailing Address	<u>7520 Oak Haven Trce</u> <u>Nashville, TN 37209</u>	Mailing Address	<u>40 Poswood Dr</u> <u>Calera AL 35040</u>
Property Address	<u>117 Crawfish Lane Unit #3</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>March 27, 2020</u>
		Total Purchase Price	<u>\$89,900.00</u>
		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.

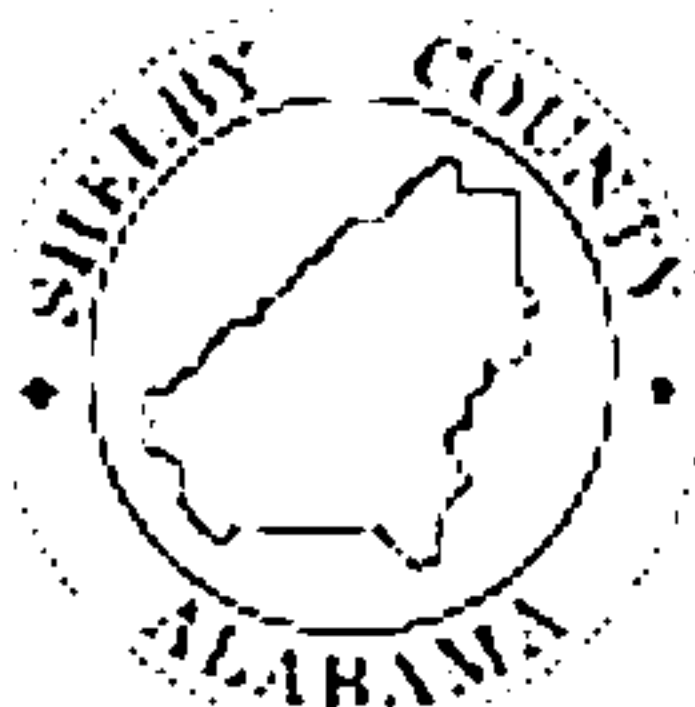
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 <u>March 24, 2020</u>	Print <u>Estate of Lola Rutland Stinson</u>
<u>Unattested</u>	Sign <u>Paul Thomas Stinson</u>
(verified by)	(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
03/30/2020 12:03:04 PM
\$34.00 CHERRY
20200330000123740

Allen S. Bayl