

This Instrument was Prepared by:

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

File No.: S-20-26059

Send Tax Notice To: Brian Patrick Loper
Linda Robinson Loper

1605 Hwy 49
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 Eighty Five Thousand Dollars and No Cents (\$485,000.00)**, 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, **Elizabeth C. Wheeler and Larry N. Wheeler, wife and husband** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian Patrick Loper and Linda Robinson Loper**, (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.

\$388,000.00 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 9th day of April, 2020.

Elizabeth C. Wheeler Larry N. Wheeler
Elizabeth C. Wheeler Larry N. Wheeler

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Elizabeth C. Wheeler and Larry N. Wheeler, 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 9th day of April, 2020.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-22-20

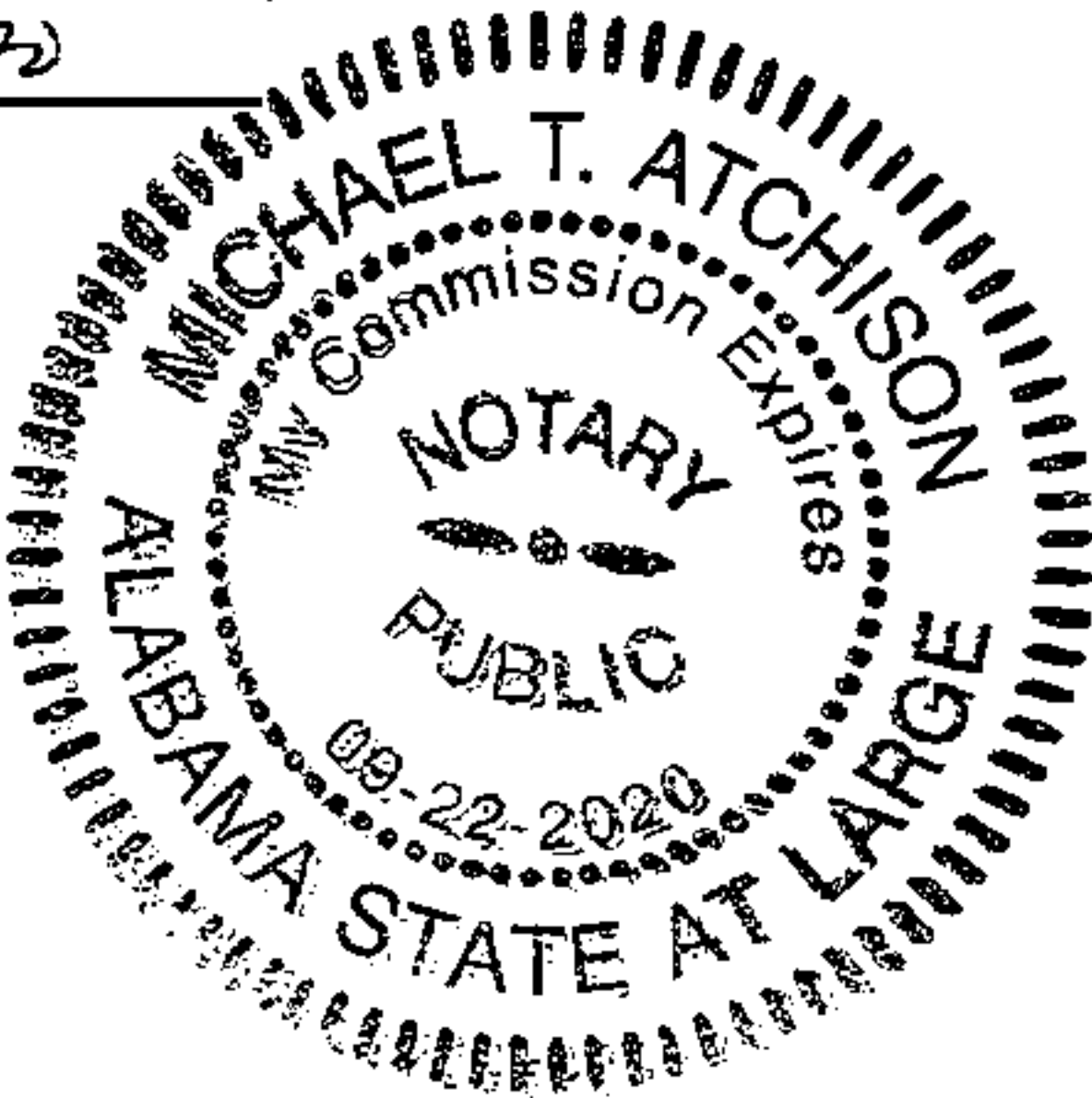


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE Corner of the NE ¼ of the SW ¼ of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama; thence S89°47'07"W for a distance of 27.11' to the Easterly R.O.W line of Hughes Road and the POINT OF BEGINNING; thence S10°41'35"E and along said R.O.W. line for a distance of 20.79'; thence S22°59'16"E and along said R.O.W. line for a distance of 86.16' to a curve to the left, having a radius of 102.34', and subtended by a chord bearing S34°09'49"E, and a chord distance of 41.45'; thence along the arc of said curve and said R.O.W. line for a distance of 41.71' to the Northwesterly R.O.W. line for Shelby County Highway 49 to a curve to the left, having a radius of 790.43, and subtended by a chord bearing S19°52'51"W and a chord distance of 77.00'; thence along the arc of said curve and said R.O.W. line for a distance of 77.03'; thence S87°33'15"W and leaving said R.O.W. line for a distance of 278.23'; thence S00°57'41"E for a distance of 168.76'; thence N87°33'15"E for a distance of 242.91' to the Westerly R.O.W. line of above said Highway 49 to a curve to the left, have a radius of 790.43, and subtended by a chord bearing S00°21'43"W, and a chord distance of 114.10'; thence along the arc of said curve and said R.O.W. line for a distance of 114.20'; thence S01°17'07"E and along said R.O.W line for a distance of 205.00'; thence S89°17'02"W and leaving said R.O.W. line for a distance of 1288.14'; thence N01°03'48"W for a distance of 707.12'; thence N89°47'07"E for a distance of 1295.15' to the POINT OF BEGINNING.

SUBJECT TO an Ingress/Egress & Utility Easement, being more Particularly described as follows:

Commence at the SE Corner of the NE ¼ of the SW ¼ of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama; thence S89°47'07"W for a distance of 27.11' to the Easterly R.O.W. line of Hughes Road; thence S10°41'35"E and along said R.O.W. line for a distance of 20.79'; thence S22°59'16"E and along said R.O.W. line for a distance of 32.01' to the POINT OF BEGINNING; thence S87°57'49"W and leaving said R.O.W. line for a distance of 117.75'; thence N86°16'15"W for a distance of 126.73'; thence N79°34'57"W for a distance of 54.53'; thence N89°54'36"W for a distance of 42.12'; thence S82°48'22"W for a distance of 23.90'; thence N89°19'55"W for a distance of 583.38'; thence N86°23'11"W for a distance of 232.68'; thence N08°24'09"E for a distance of 26.99'; thence N89°47'07"E for a distance of 1158.86' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated December 16, 2019.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/10/2020 07:57:52 AM
 \$125.00 CATHY
 20200410000140270

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Elizabeth C. Wheeler Larry N. Wheeler	Grantee's Name	Brian Patrick Loper Linda Robinson Loper
Mailing Address	<u>2094 SPRINGFIELD DRIVE</u> <u>CHELSEA, AL 35043</u>	Mailing Address	<u>1605 HWY 49</u> <u>COLUMBIANA, AL 35051</u>
Property Address	<u>1605 Highway 49</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>April 09, 2020</u>
		Total Purchase Price	<u>\$485,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 April 07, 2020

Print Elizabeth C. Wheeler

Unattested

(verified by)

Sign Elizabeth C. Wheeler
 (Grantor/Grantee/Owner/Agent) circle one