

This Instrument was Prepared by:

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

File No.: S-20-26424

Send Tax Notice To: Greg Aderhold
Belinda Aderhold

3112 Hwy 119
Montevallo AL 35115

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 **Two Hundred Fifty Two Thousand Dollars and No Cents (\$252,000.00)**, 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, **Edith Edfeldt Whitaker, a married woman, Amelia Edfeldt Lawley, a married woman, and Susand Edfeldt Culpepper, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Greg Aderhold and Belinda Aderhold**, (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.

\$0.00 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 31st day of July, 2020.

Susan Edfeldt Culpepper
Susan Edfeldt Culpepper

State of Alabama

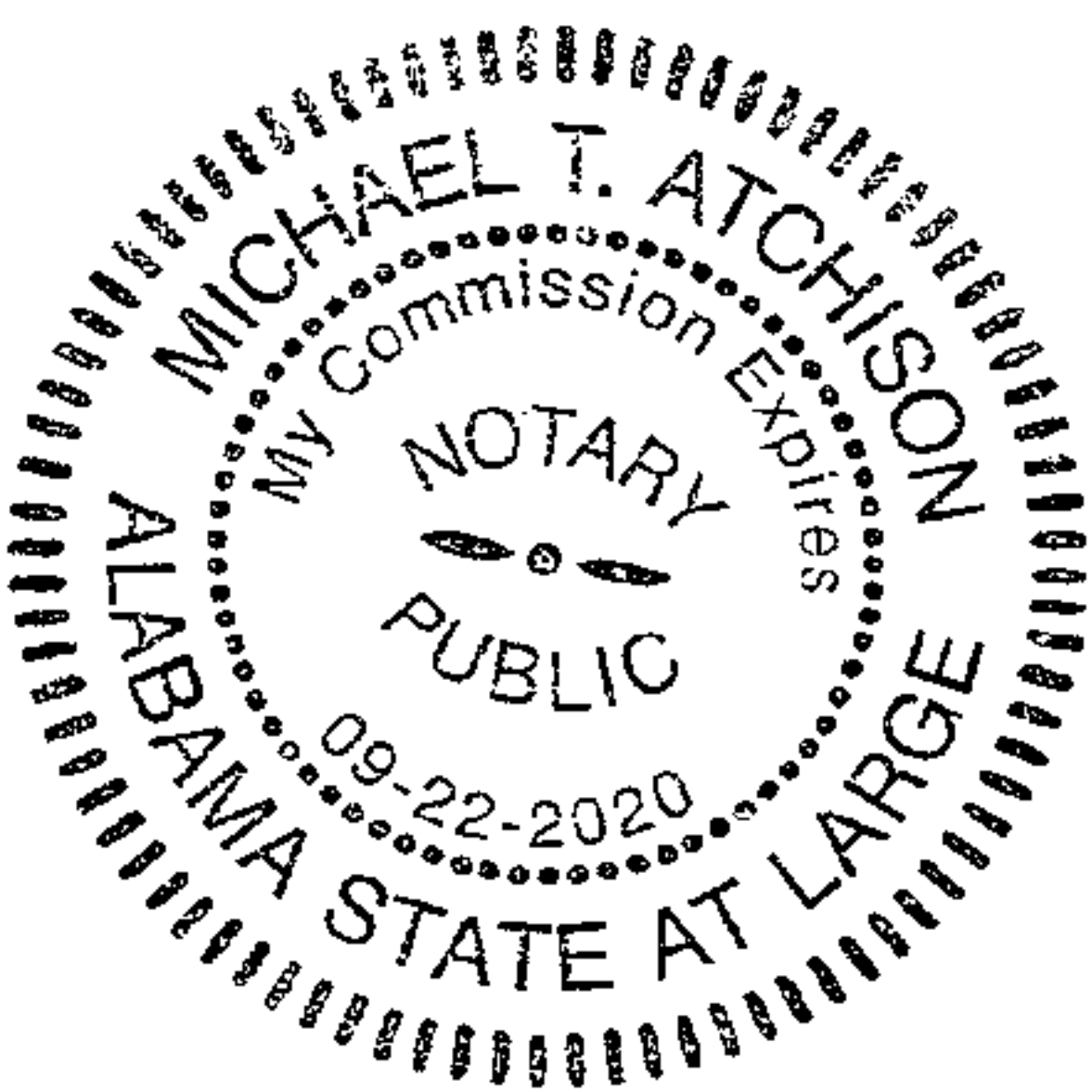
County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Susan Edfeldt Culpepper, 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 31st day of July, 2020.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-22-20



Edith Edfeldt Whitaker
Edith Edfeldt Whitaker

State of Georgia
County of Fulton

I, Vicki Lynn McCaskey, a Notary Public in and for the said County in said State, hereby certify that **Edith Edfeldt Whitaker** 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 27 day of July, 2020.

Vicki Lynn McCaskey
Notary Public, State of Georgia
Vicki Lynn McCaskey
My Commission Expires: 2-22-2022

Vicki Lynn McCaskey
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires 02/22/2022



Amelia Edfeldt Lawley
Amelia Edfeldt Lawley

State of Idaho
County of Ada

I, Matthew Caron, a Notary Public in and for the said County in said State, hereby certify that **Amelia Edfeldt Lawley** 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 23rd day of July, 2020.

Matthew Caron
Notary Public, State of Idaho
Boise, ID
My Commission Expires: 12/26/2024

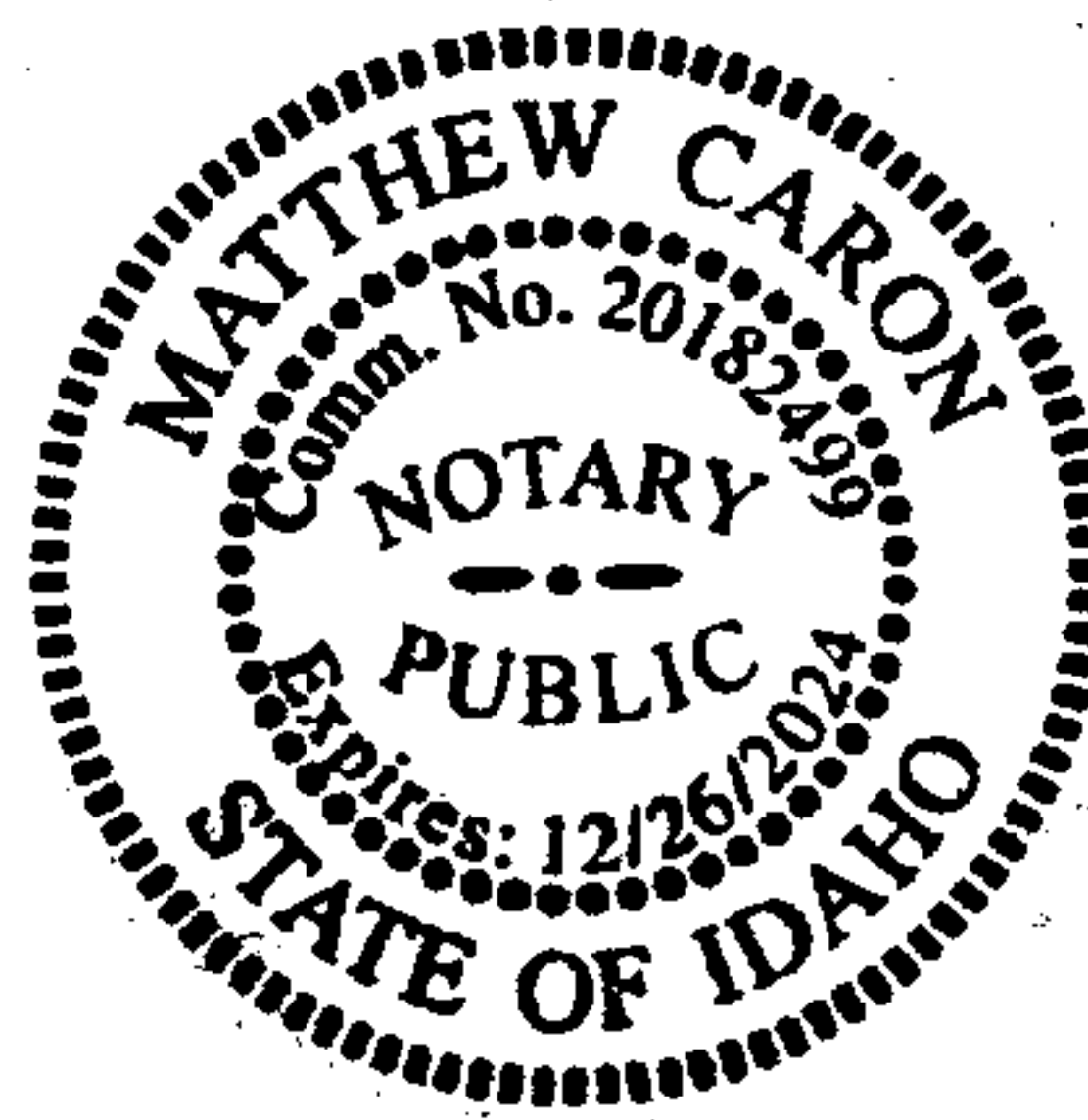


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A part of land located in the Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 2, Township 22 South, Range 3 West more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 2, Township 22 south, Range 3 West; thence run North 1 degree 49 minutes 09 seconds West along the West line of said quarter-quarter section a distance of 641.17 feet to the point of Beginning; thence continue North 1 degree 49 minutes 09 seconds West along the West line of said quarter-quarter section a distance of 586.56 feet to intersection with the center of Moore's Spring Branch; thence run North 67 degrees 54 minutes 37 seconds East along the center of said branch a distance of 79.43 feet; thence run North 63 degrees 02 minutes 04 seconds East along the center of said branch a distance of 122.19 feet; thence run North 68 degrees 27 minutes 14 seconds East along the center of said branch a distance of 101.90 feet; thence run North 69 degrees 57 minutes 00 seconds East along the center of said branch a distance of 202.13 feet; thence run North 73 degrees 19 minutes 43 seconds East along the center of said branch a distance of 54.76 feet; thence North 68 degrees 33 minutes 32 second east along the center of said branch a distance of 78.36 feet; thence run North 70 degrees 04 minutes 53 seconds East along the center of said branch a distance of 123.27 feet; thence run North 75 degrees 05 minutes 29 seconds East along the center of said branch a distance of 78.36 feet; thence run North 70 degrees 41 minutes 07 seconds East along the center of said branch a distance of 82.62 feet; thence run North 52 degrees 05 minutes 18 seconds East along the center of said branch a distance of 44.92 feet; thence run North 72 degrees 02 minutes 13 seconds East along the center of said branch a distance of 47.82 feet; thence run North 76 degrees 01 minutes 25 seconds East along the center of said branch a distance of 51.39 feet to intersection with the West right of way line of a public road (Highway 119, 80' right of way) said point also being on a curve to the left, said curve having a radius of 2574.03 feet, a central angle of 10 degrees 23 minutes 47 seconds and being subtended by a chord which bears South 1 degree 13 minutes 10 seconds West a distance of 466.41 feet; thence run southerly along said right of way and along the arc of said curve a distance of 467.05 feet; to the end of said curve; thence run South 3 degrees 58 minutes 44 seconds East along said right of way a distance of 538.84 feet; thence, leaving said right of way, run North 80 degrees 15 minutes 50 seconds West a distance of 94.02 feet; thence run North 87 degrees 00 minutes 45 seconds West a distance of 623.98 feet; thence run South 1 degree 49 minutes 53 seconds East a distance of 83.45 feet; thence run 75 degrees 58 minutes 28 seconds West a distance of 297.31 feet to the point of beginning.

PARCEL 2:

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 2, Township 22 South, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 2, Township 22 South, Range 3 West; thence run North 1 degree 49 minutes 09 seconds West along the West line of said quarter-quarter section a distance of 641.17 feet; thence run South 75 degrees 58 minutes 28 seconds East a distance of 297.31 feet to the Point of Beginning; thence run North 1 degree 49 minutes 53 s seconds West a distance of 83.45 feet; thence run South 87 degrees 00 minutes 45 seconds East a distance of 623.98 feet; thence run South 80 degrees 15 minutes 50 seconds East a distance of 94.02 feet to intersection with the West right of way line of a public road (Highway 119, 80' right of way); thence run South 3 degrees 58 minutes 44 seconds East along said right of way a distance of 120.00 feet; thence leaving said right of way, run North 86 degrees 24 minutes 34 seconds West a distance of 511.51 feet; thence run North 75 degrees 58 minutes 28 seconds West a distance of 217.42 feet to the POINT OF bEGINNING.

According to the survey of Daniel Robinson, dated December 27, 2007.

Real Estate Sales Validation Form

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

Grantor's Name	Edith Edfeldt Whitaker Amelia Edfeldt Lawley Susan Edfeldt Culpepper	Grantee's Name	Greg Aderhold Belinda Aderhold
Mailing Address	40189 Hwy 119 Montevallo AL 35115	Mailing Address	3112 Hwy 119 Montevallo, AL 35115
Property Address	4207 Highway 119 Montevallo, AL 35115	Date of Sale	July 31, 2020
		Total Purchase Price	\$252,000.00
		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.

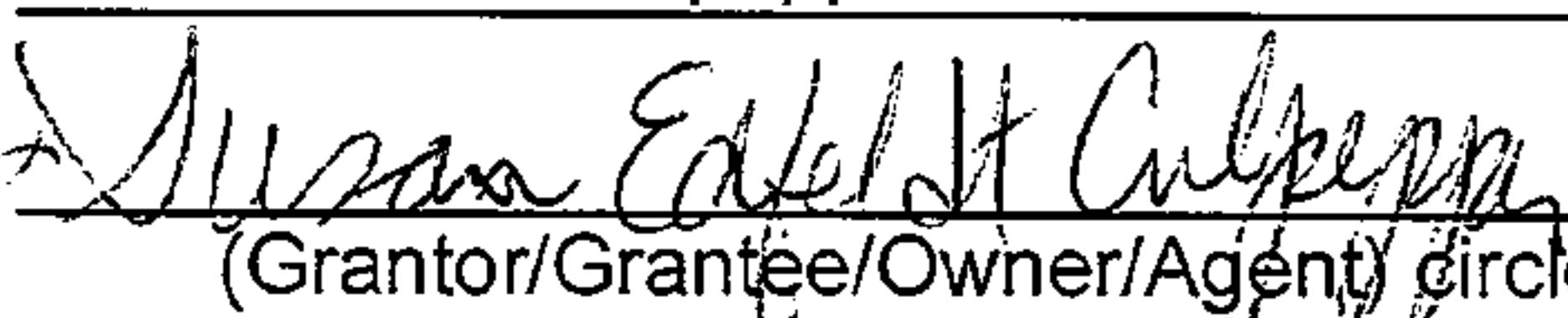
Date of Sale - the date on which interest to the property was conveyed.

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	July 22, 2020	Print	Susan Edfeldt Culpepper
<input type="checkbox"/> Unattested		Sign	
	(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
07/31/2020 03:56:43 PM
\$287.00 CHERRY
20200731000324790

Allen S. Byrd