

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-20-26439

Send Tax Notice To: Jeremy D. Newman
Rebecca Newman
3169 Shadow Oaks Way
Wilsonville, AL 35186

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 **Three Hundred Thousand Dollars and No Cents (\$300,000.00)**, 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, **John H. Gerber and Billie Kay Gerber, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jeremy D. Newman and Rebecca Newman**, (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

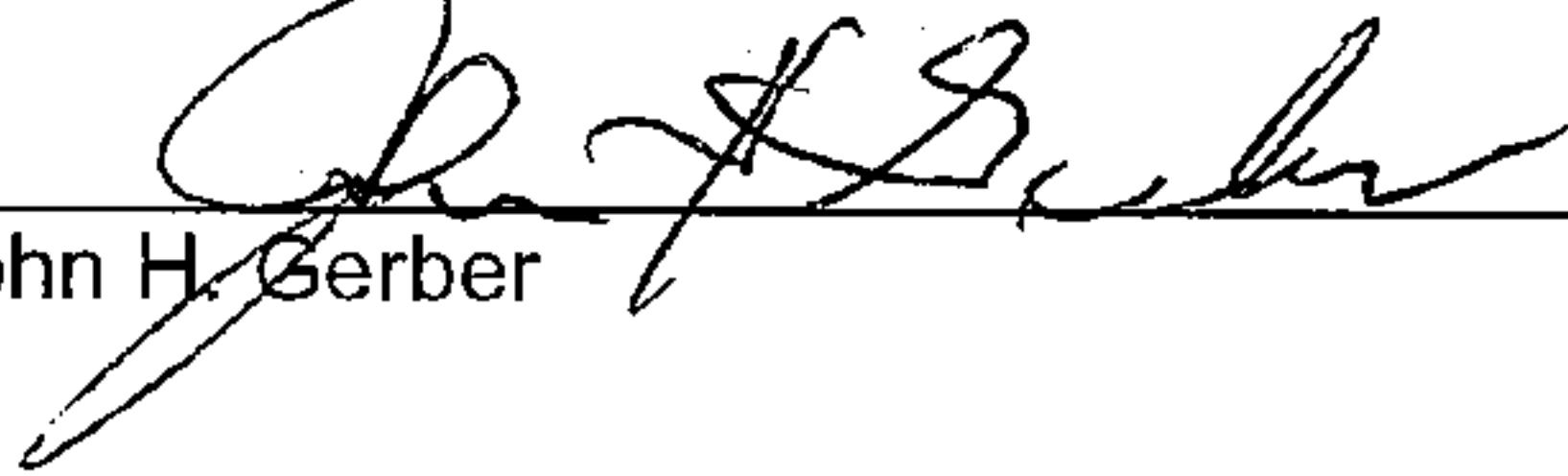
Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

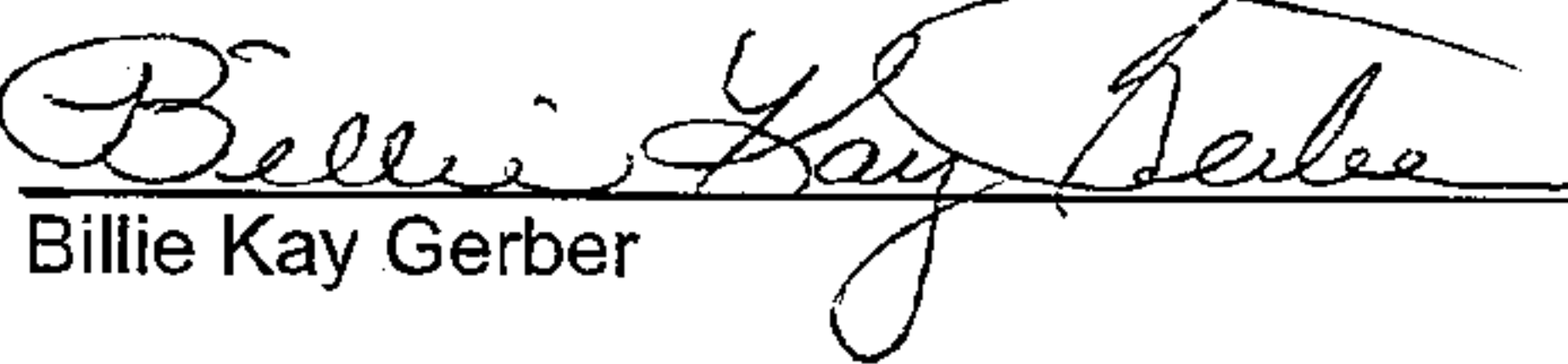
\$240,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 17th day of September, 2020.


John H. Gerber

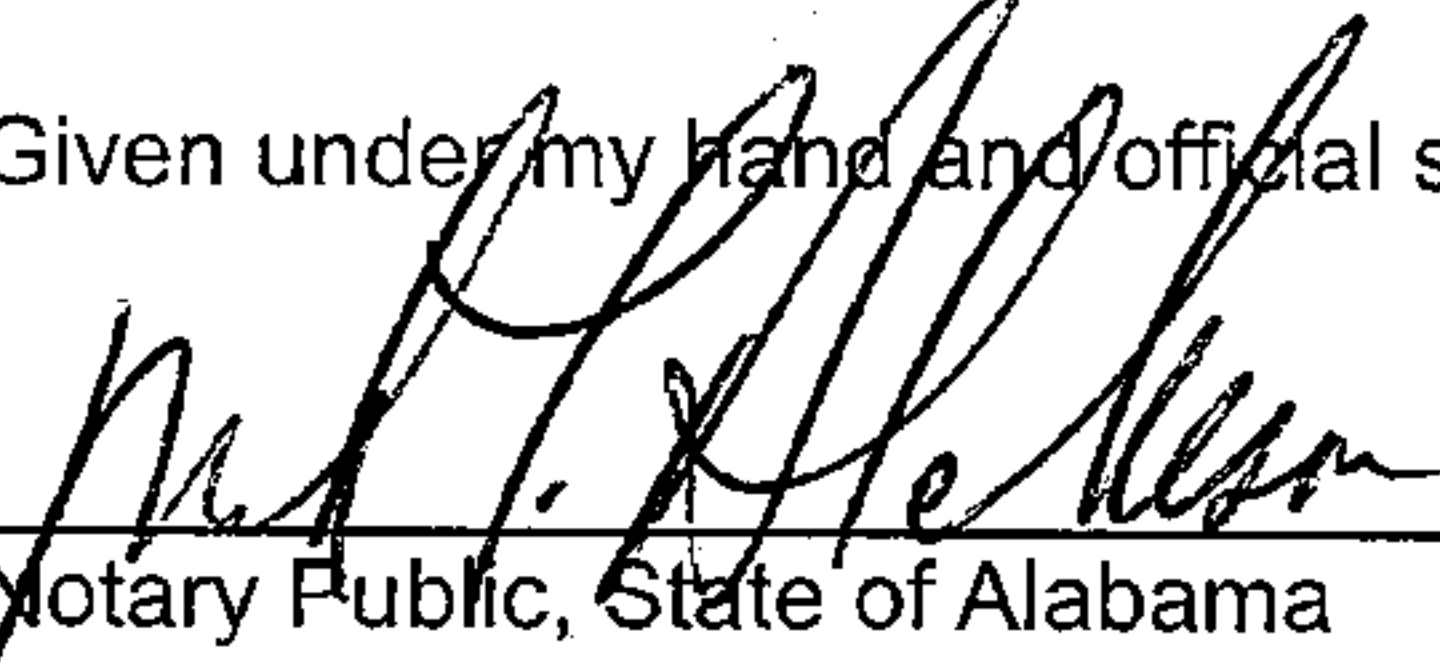

Billie Kay Gerber

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that John H. Gerber and Billie Kay Gerber, 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 17th day of September, 2020.


Notary Public, State of Alabama

My Commission Expires: 9/22/2020

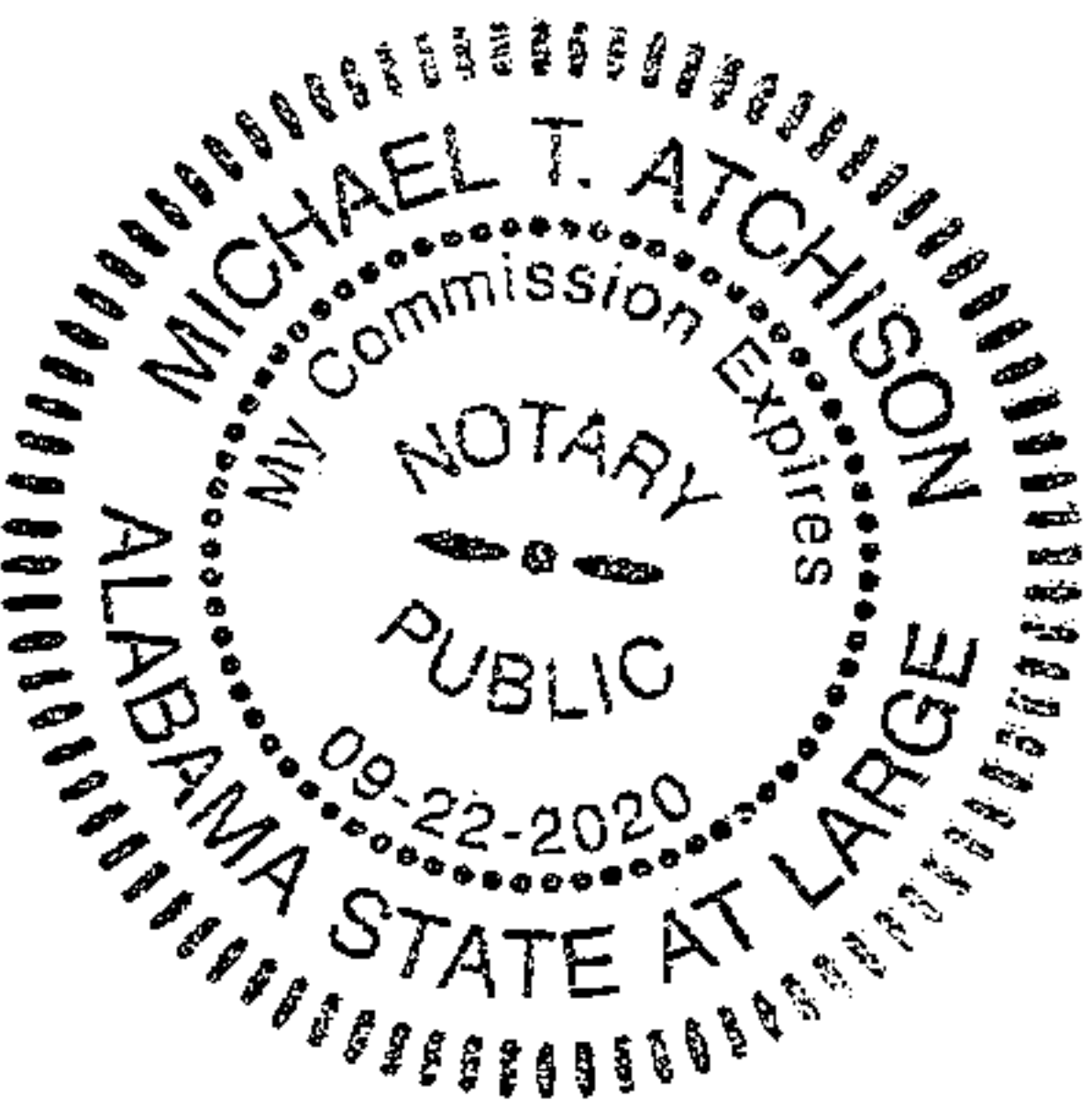


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southwest Quarter of the Northeast quarter and the Southeast Quarter of the Northwest Quarter of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 2" capped iron found locally accepted to be the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 20; thence run South 87 degrees 43 minutes 26 seconds West along the South line of said quarter-quarter section for a distance of 1,324.29 feet to a 1 & 1/2" capped iron found locally accepted to be the Southeast corner of the Southeast quarter of the Northwest quarter of said Section 20; thence run South 87 degrees 58 minutes 33 seconds West along the South line of said quarter-quarter section for a distance of 250.00 feet to a point; thence run North 38 degrees 29 minutes 49 seconds East for a distance of 1,241.02 feet to a point on a curve to the left having a central angle of 28 degrees 25 minutes 57 seconds a radius of 337.88 feet and a chord bearing of South 45 degrees 43 minutes 03 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 167.67 feet to a point; thence run South 59 degrees 56 minutes 01 seconds East for a distance of 74.25 feet to a point on a curve to the right having a central angle of 11 degrees 56 minutes 59 seconds, a radius of 473.38 feet and a chord bearing of South 53 degrees 57 minutes 31 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 98.73 feet to a point; thence run South 47 degrees 59 minutes 02 seconds East for a distance of 98.13 feet to a point on a curve to the left having a central angle of 31 degrees 05 minutes 37 seconds a radius of 365.02 feet and a chord bearing of South 63 degrees 31 minutes 50 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 198.09 feet to a point on a reverse curve to the right having a central angle of 16 degrees 32 minutes 27 seconds, a radius of 343.98 feet and a chord bearing of South 70 degrees 48 minutes 21 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 99.31 feet to a point; thence run South 62 degrees 32 minutes 11 seconds East for a distance of 57.01 feet to a point on a curve to the left having a central angle of 24 degrees 35 minutes 31 seconds, a radius of 333.58 feet and a chord bearing of South 74 degrees 49 minutes 57 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 143.18 feet to a point on the East line of the Southwest Quarter of the Northeast quarter of said Section 20, also at the centerline of Shadow Oaks Way in Shadow Oaks 2nd Sector as recorded in Map Book 33 on Page 149 in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 01 degrees 05 minutes 39 seconds East along said East line and also along the West line of Lot 211 in said Shadow Oaks 2nd Sector for a distance of 449.98 feet to the Point of Beginning.

SUBJECT TO:

A 60 foot Ingress and Egress and utility easement situated in the Southwest Quarter of the Northeast quarter of Section 20, Township 20 south, Range 1 East, Shelby County, Alabama lying 30 feet either side of a centerline being more particularly described as follow:

Commence at a 2" capped iron found locally accepted to be the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 20; thence run North 01 degrees, 05 minutes, 39 seconds West along the East line of said quarter-quarter section and also along the West line of Lot 211 in said shadow Oaks 2nd Sector as recorded in Map Book 33 on Page 149 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 449.98 feet to the Point of Beginning, said point being at the centerline of Shadow Oaks Way in said Shadow Oaks 2nd Sector, said point also being on a curve to the right having a central angle of 24 degrees 35 minutes 31 seconds a radius of 333.58 feet and a chord bearing of North 74 degrees 49 minutes 57 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 143.18 feet to a point; thence run North 62 degrees 32 minutes 11 seconds West for a distance of 57.01 feet to a point on a curve to the left having a central angle of 16 degrees 32 minutes 27 seconds, a radius of 343.98 feet and a chord bearing of North 70 degrees 48 minutes 21 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 99.31 feet to a point on a reverse curve to the right having a central angle of 31 degrees 05 minutes 37 seconds a radius of 365.02 feet and a chord bearing of North 63 degrees, 31 minutes 50 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 198.09 feet to a point; thence run North 47 degrees 59 minutes 02 seconds West for a distance of 98.13 feet to a point on a curve to the left having a central angle of 11 degrees 56 minutes 59 seconds, a radius of 473.38 feet and a chord bearing of North 53 degrees 57 minutes 31 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 98.73 feet to a point; thence run North 59 degrees 56 minutes 01 second West for a distance of 74.25 feet to a point on a curve to the right having a central angle of 28 degrees 25 minutes 57 seconds, a radius of 337.88 feet and a chord bearing of North 45 degrees 43 minutes 03 seconds West; thence run in a northwesterly direction along the arc of said curve for a distance of 167.67 feet to the Point of Ending of said easement.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/18/2020 08:31:16 AM
 \$88.00 MIST
 20200918000418310

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	John H. Gerber Billie Kay Gerber	Grantee's Name	Jeremy D. Newman Rebecca Newman
Mailing Address	<u>4552 Eagle Point Dr</u> <u>Shelby, AL 35242</u>	Mailing Address	<u>3169 Shadow Oaks Way</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>3169 Shadow Oaks Way</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>September 17, 2020</u>
		Total Purchase Price	<u>\$300,000.00</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 September 16, 2020

Unattested

(verified by)

Print John H. Gerber

Sign *John H. Gerber*

(Grantor/Grantee/Owner/Agent) circle one