COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Six Hundred Fifty Thousand and No/100 Dollars (\$650,000.00) and other valuable considerations to the undersigned GRANTORS in hand by the GRANTEES herein, the receipt whereof is hereby acknowledged we, Brian F. Barksdale and Janie M. Barksdale, individually and as husband and wife, (herein referred to as GRANTORS) do hereby GRANT, BARGAIN, SELL and CONVEY unto Brooks B. Souders, Sr. and Elisabeth C. Souders (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, situated in the County of Shelby and the State of Alabama:

Lot 45B, a Resubdivision of Lot 44A of a Resubdivision of Lots 42, 43, 44 & 45, amended Map of Meadow Brook, 7th Sector, 2nd Phase, said Lot 45B being recorded in Map Book 36, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama.

\$425,000.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the aforegranted premises to 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 GRANTORS covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEES, their heirs and assigns forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25th day of February, 2022.

Rum 7. Randolde (L.S.) Que M. Barkstele (L.S.) Brian F. Barksdale

/Jánie M. Barksdale

(Acknowledgment follows on the next page)

STATE OF ALABAMA

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COUNTY OF SHELBY

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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Brian F. Barksdale** and **Janie M. Barksdale** 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 25th day of February, 2022.

(SEAL)

My Commission Expires:

Prepared by: Gregory A. Carr, Sr. P.O. Box 4807 Montgomery, AL 36103-4807 334-269-5900 NOTARY #UBLAZ

Real Estate Sales Validation Form

This i	Document must be filed in acc	ordance with Code of Alabama 19	975, Section 40-22-1
Grantor's Name	Brian F. Barksdale	Grantee's Name	Brooks B. Souders, Sr. **
Mailing Address	5092 Meadow Brook Rd.		4670 Caldwell Mill Road
	Birmingham, AL 36242		Vestavia, AL 35243
		······································	
		** and Elisab	eth C. Souders
Property Address	5092 Meadow Brook Rd.		February 25, 2022
	Birmingham, AL 35243	Total Purchase Price	\$650,000.00
		or Actual Value	
		or	
		Assessor's Market Value	\$
• • • • • • • • • • • • • • • • • • •	ne) (Recordation of docum	this form can be verified in the nentary evidence is not required. Appraisal Other	
If the conveyance d		ordation contains all of the red	quired information referenced
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Instructions	
	l mailing address - provide r current mailing address.	the name of the person or pe	rsons conveying interest
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.			
excluding current us responsibility of valu	se valuation, of the property	etermined, the current estimated as determined by the local of exposes will be used and the stand the extension of the current estimates.	fficial charged with the
accurate. I further u		atements claimed on this form	d in this document is true and may result in the imposition
Date <u>02/25/2022</u>		Print Gregory A/Carr, Sr.	
Unattested		Sign	
Filed and R Official Pul Judge of Pr Clerk Shelby Cou	olic Records obate, Shelby County Alabama, County nty, AL 09:03:56 AM ERRY		e/Owner/Agent) circle one Form RT-1