

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
P.O. Box 1457
Columbiana, AL 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That for no monetary consideration, but in order to create a joint tenancy with right of survivorship in the following described property, the undersigned Arthur H. Greenlea and Glencile A. Greenlea, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Arthur H. Greenlea and Glencile A. Greenlea (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 Shelby County, Alabama to-wit:

PARCEL "A":


Beginning at a point 21 feet west of the SE corner of the SE 1/4 of SW 1/4 of Section 36, Township 21 South, Range 1 West, and run south 86 degrees 15 minutes west along the south line of said 40 acres 420 feet to the east side of the Columbiana and Shelby public road; thence north 23 degrees 45 minutes west along the east side of said road 222 feet; thence north 86 degrees 15 minutes east 420 feet; thence south 23 degrees 45 minutes east 210 feet to point of beginning, and containing 2 acres, more or less, and located in Shelby County, Alabama.

PARCEL "B":

Begin at the SW corner of the SW 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 1 West, thence north 86 degrees 15 minutes east 660 feet; thence north 2 degrees 45 minutes west 212 feet; thence south 86 degrees 15 minutes west 740.2 feet; thence south 23 degrees 45 minutes east 210 feet; thence north 86 degrees 15 minutes east 21 feet to point of beginning, containing three and 42/100 acres, more or less, and located in Shelby County, Alabama.

GRANTOR intends to convey Parcels A and B previously conveyed to Arthur H. Greenlea by deed dated August 23, 1996, recorded as Instrument # 1996-29388 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 01/10/2013
State of Alabama
Deed Tax: \$117.00


20130110000014760 1/3 \$135.00
Shelby Cnty Judge of Probate, AL
01/10/2013 02:30:13 PM FILED/CERT

Subject to all easements, restrictions, conditions, rights of way, and other encumbrances of record.

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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 10th day of January, 2013.

Arthur H. Greenlea
Arthur H. Greenlea

Glencile A. Greenlea
Glencile A. Greenlea

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur H. Greenlea and Glencile A. Greenlea, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2013.



William R. Justice
Notary Public

20130110000014760 2/3 \$135.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Arthur H. Geenlea & Glencile A. Greenlea Grantee's Name: Arthur H. Greenlea & Glencile A. Greenlea
 Mailing Address P. O. Box 1457 Mailing Address P. O. Box 1457
Columbiana, AL 35051 Columbiana, AL 35051

Property Address: Parcel ID#58 21 7 36 0 000 021.000

Date of Sale 1/10/13

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 233,270.00

1/2 value = 116,635.00

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other – Shelby County Tax Assessment

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 or 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 1/10/13

+Sign Arthur H. Greenlea
 (Grantor/Grantee/Owner/Agent) circle one

Print Arthur H. Greenlea

☐ Unattested

Miller R. Justice
 (Verified by)

Form RT-1

