

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Charles L. Corbitt
P.O. Box 388
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty Three Thousand dollars and Zero cents (\$33,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John D. Averett, Sr. and wife, Martha J. Averett (herein referred to as grantors) do grant, bargain, sell and convey unto Charles L. Corbitt and Kathy T. Corbitt (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$33,000.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of February, 2013.

_____	(Seal)	<u>John D. Averett Sr.</u>	(Seal)
_____	(Seal)	<u>Martha J. Averett</u>	(Seal)
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John D. Averett, Sr. and Martha J. Averett 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 1st day of February, 2013.

Michael T. Atchison
Notary Public

My Commission Expires: 10-4-16

20130204000048850 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/04/2013 03:52:59 PM FILED/CERT

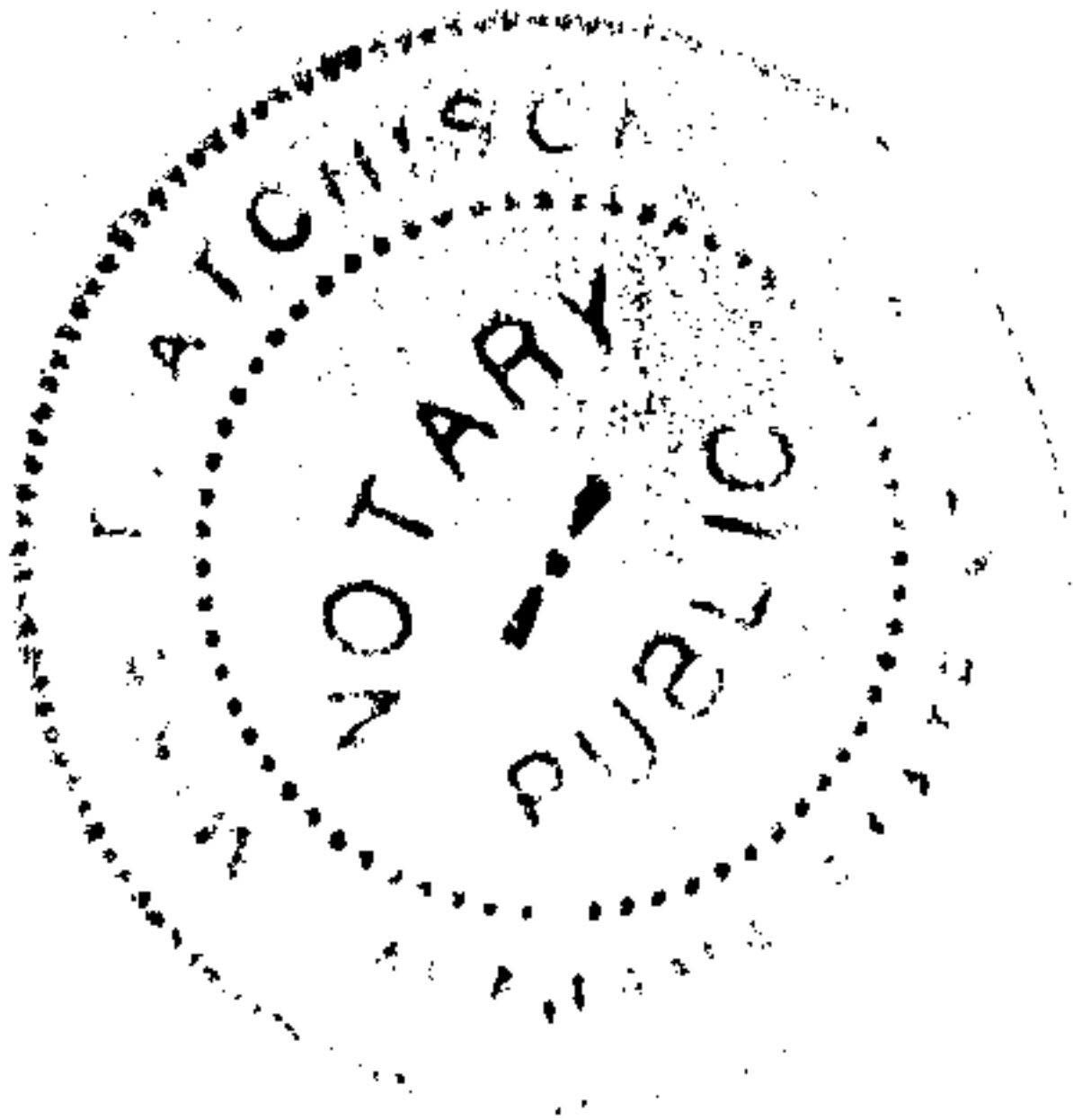
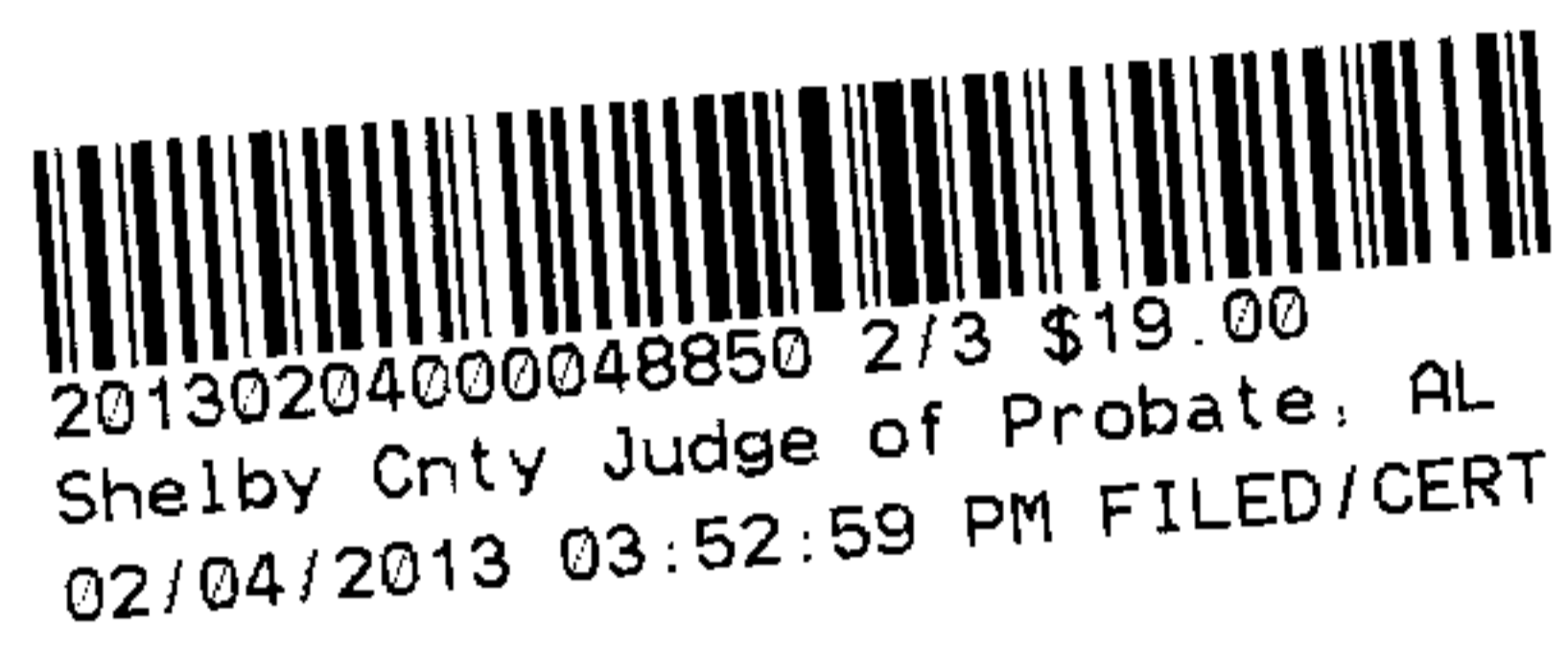


EXHIBIT A

A parcel of land in the Northwest quarter of the Northwest quarter of Section 25, Township 21 South, Range 1 West, being more particularly described as follows:

Commencing at a 2" iron bar found at the Northwest corner of said Section 25; thence South along the West line of said Section, a distance of 417.62 feet to a point; thence North 88 degrees 00 minutes 00 seconds East, a distance of 295.08 feet to a square bolt, found at the point of beginning; thence South 08 degrees 23 minutes 21 seconds East a distance of 260.16 feet to a point; thence North 81 degrees 16 minutes 39 seconds East a distance of 179.96 feet to a ¾" open end pipe, found; thence North 81 degrees 15 minutes 56 seconds East, a distance of 181.38 feet to a 1 ½" open end pipe, found; thence North 11 degrees 57 minutes 12 seconds West, a distance of 112.63 feet to a 1" crimped pipe, found; thence South 84 degrees 03 minutes 39 seconds West, a distance of 176.82 feet to a 1" crimped pipe, found; thence North 09 degrees 55 minutes 33 seconds West, a distance of 110.53 feet to a ½" open end pipe, found in a fence; thence South 85 degrees 32 minutes 13 seconds West along said fence, a distance of 25.96 feet to a 5/8" rebar, stamped "CA9049"; thence South 88 degrees 38 minutes 25 seconds West, along said fence, a distance of 85.55 feet to a 5/8" rebar, stamped "L.H. King"; thence North 84 degrees 54 minutes 44 seconds West, a distance of 65.72 feet to the point of beginning. According to the survey of Sid Wheeler, dated January 28, 2013.



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 D. Averett SR Grantee's Name Charles Corbitt
Mailing Address P.O. Box 1135 Mailing Address P.O. Box 388
Columbiana AL 35057 Columbiana AL 35057

Property Address 208 Thompson Street Date of Sale 2-1-13

Total Purchase Price \$ 33,000.00
Or
Actual Value \$ _____
Or
Assessors 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)

☒ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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.

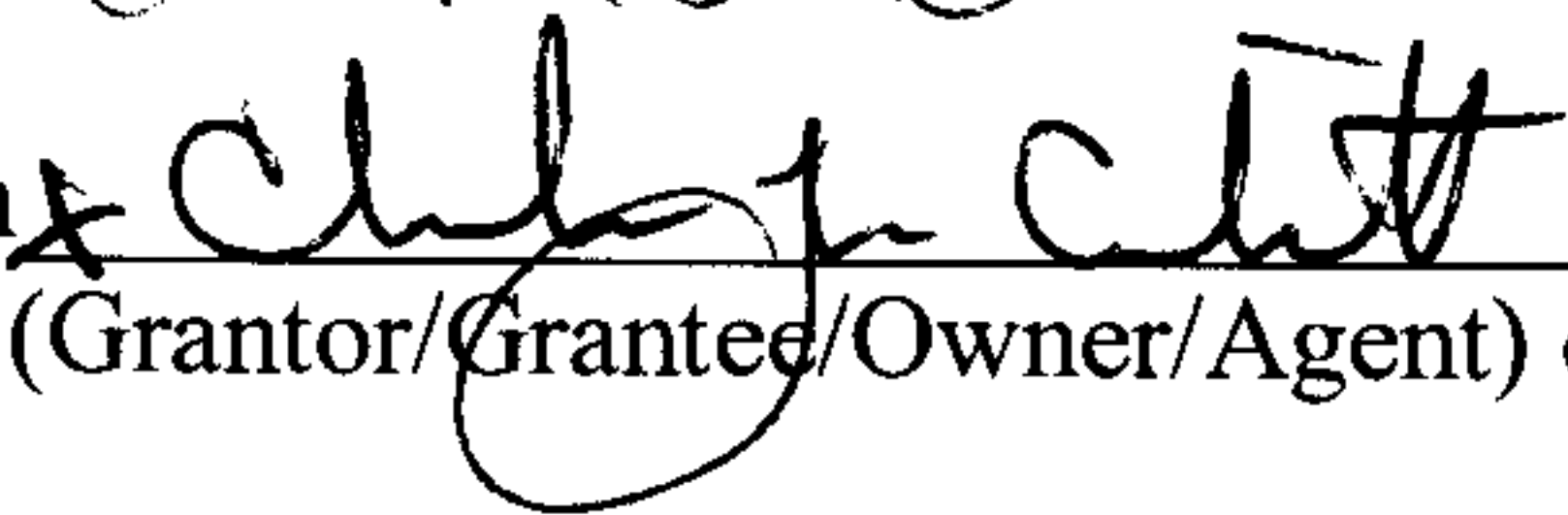
Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 2-1-13 Print Charles Corbitt

Unattested _____
(verified by) Sign 
(Grantor/Grantee/Owner/Agent) circle one

