

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Robert T. Janney
P O Box 1325
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/00 DOLLARS (\$10.00), to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **David Bradshaw and wife, Donna Bradshaw (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto **ROBERT T. JANNEY and DANA B. JANNEY, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

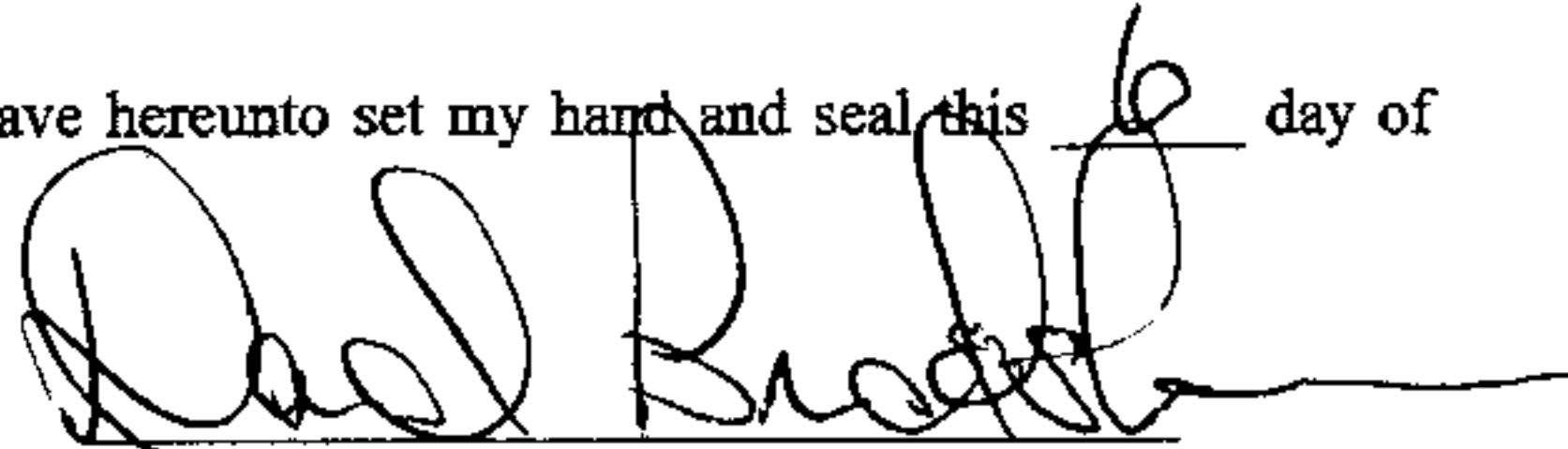
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2018 property taxes, easements, restrictions, rights of way and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of April, 2018.


David Bradshaw


Donna Bradshaw

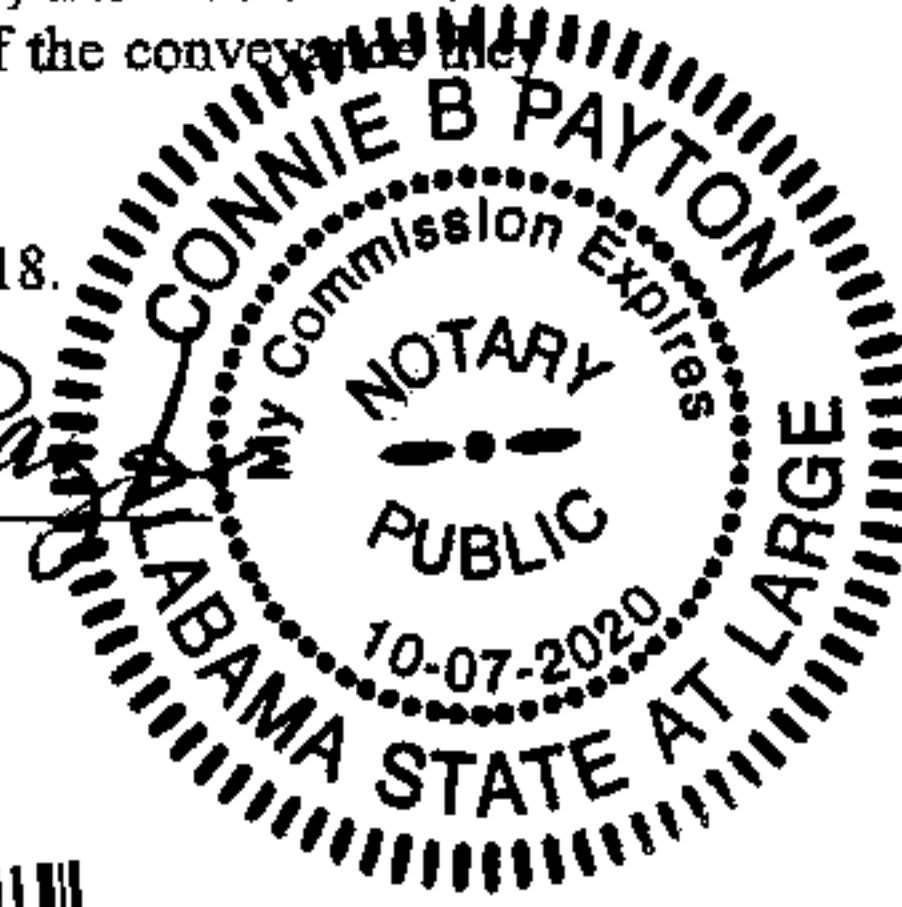
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that David Bradshaw and Donna Bradshaw 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 6 day of April, 2018.

My commission expires: 10/7/2020


Notary Public



Shelby County, AL 04/06/2018
State of Alabama
Deed Tax: \$4.00



20180406000116050 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
04/06/2018 02:23:50 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

To be Known as Lot 1 of Bradshaw Family Subdivision, being more particularly described as follows:

Commence at the SE Corner of the NW 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama; thence N90°00'00"W, a distance of 459.64' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 426.09'; thence N04°06'02"W, a distance of 205.01'; thence N90°00'00"E, a distance of 426.09'; thence S04°06'02"E, a distance of 205.01' to the POINT OF BEGINNING.

Said Parcel containing 2.00 acres, more or less.

ALSO AND INCLUDING Easement A, A 30' Wide Ingress/Egress & Utility Easement, lying 15' either side of and parallel to the following described centerline:

Commence at the SE Corner of the NW 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama; thence N90°00'00"W, a distance of 319.47' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N00°46'53"W, a distance of 122.86'; thence N19°14'40"E, a distance of 61.24' to the POINT OF BEGINNING OF SAID CENTERLINE.

ALSO AND INCLUDING Easement B, A 30' Wide Ingress/Egress & Utility Easement, lying 15' either side of and parallel to the following described centerline:

Commence at the SE Corner of the NW 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama; thence N90°00'00"W, a distance of 459.64'; thence N04°06'02"W, a distance of 90.93' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N47°35'17"E, a distance of 73.60'; thence N70°00'25"E, a distance of 117.95' to the POINT OF ENDING for Easement A; thence S86°45'40"E, a distance of 315.51'; thence N83°14'18"E, a distance of 248.75'; thence N81°17'00"E, a distance of 167.63' to the center of an existing 50' R.O.W. for Cresthaven Drive and the POINT OF ENDING OF SAID CENTERLINE.



20180406000116050 2/3 \$25.00
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 : David & Donna Bradshaw
Mailing Address 165 Cresthaven
Calera, AL 35040

Grantee's Name: Robert T. Janney & Dana B. Janney
Mailing Address: P.O. Box 1325
Calera, AL 35040

Property Address: Lot 1, Bradshaw Family S/D

Date of Sale 4/6/18
Total Purchase Price \$ 10.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ 35577

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 - Joint Survivorship Warranty Deed

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

4-6-18

Signature

(Grantor/Grantee/Owner/Agent) circle one

Print

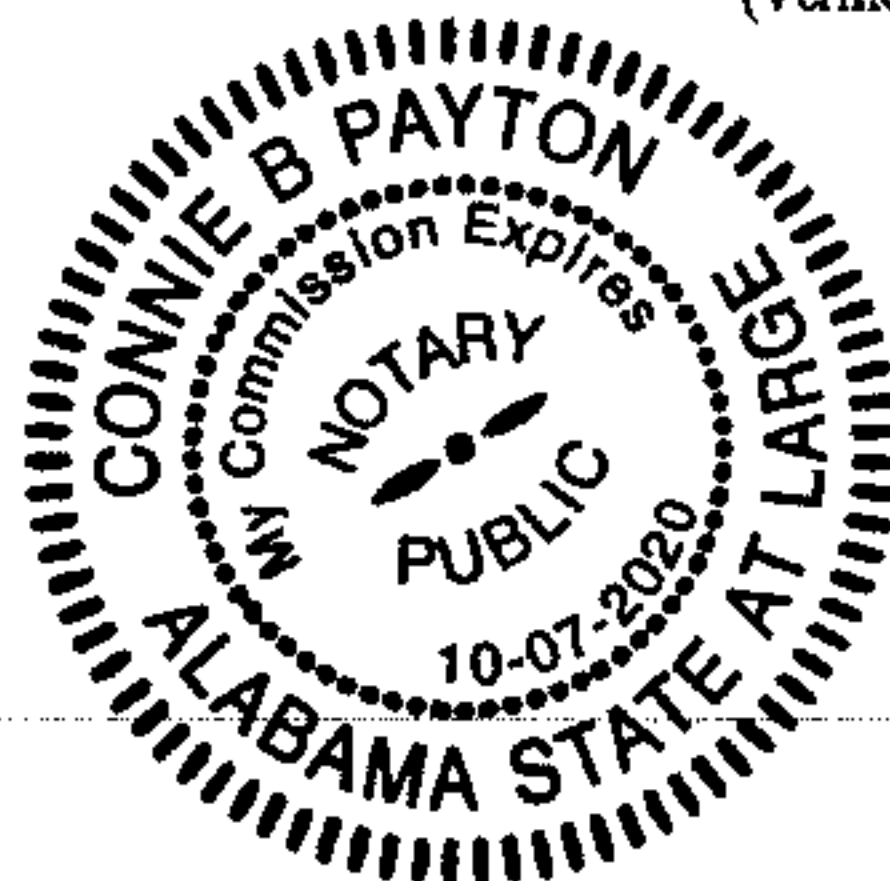
DAVID BRADSHAW

Unattested

(Verified by)

Connie B Payton

Form RT-1



20180406000116050 3/3 \$25.00
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