

Parcel I.D. #: 28-5-16-3-002-099.000  
28-5-16-3-002-099.001

Send Tax Notice To: Carlton West  
415 19<sup>th</sup> Street  
Calera, AL 35040

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**WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the sum of Two Hundred Fifty Thousand Dollars and 00/100 (\$ 250,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Dennis Stone and Jennie Stone, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Carlton West and Patricia West, a married couple**, hereinafter known as the GRANTEE;

*Lot 12-A: The South ½ of Lot 12, of Dunstan's Map of Calera, as recorded in Map Book 1, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:*


*Begin at the SW corner of above said Lot 12, said point being the POINT OF BEGINNING, said point also lying on the easterly ROW line of 19<sup>th</sup> Street, 80' ROW; Thence North 00 degrees 29 minutes 00 seconds East and along said ROW line a distance of 125.00 feet; Thence South 86 degrees 26 minutes 28 seconds East and leaving said ROW line a distance of 150.00 feet; Thence South 00 degrees 29 minutes 00 seconds West, a distance of 125.00 feet; Thence North 86 degrees 26 minutes 28 seconds West, a distance of 150.00 feet to the Point of Beginning.*

**And**

*Lot 12-B: The North ½ of Lot 12, Block 75, Dunstan's Map of Calera, as recorded in Map Book 1, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:*

*Begin in the NW corner of above said Lot 12, said point being the POINT OF BEGINNING; Thence South 86 degrees 26 minutes 28 seconds East a distance of 150.00 feet; Thence South 00 degrees 29 minutes 00 seconds West, a distance of 125.00 feet; Thence North 86 degrees 26 minutes 28 seconds West a distance of 150.00 feet to a point on the Easterly ROW line*

Shelby County, AL 12/20/2019  
State of Alabama  
Deed Tax: \$250.00

  
20191220000473810 1/4 \$281.00  
Shelby Cnty Judge of Probate, AL  
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of 19<sup>th</sup> Street, 80' ROW; Thence North 00 degrees 29 minutes 00 seconds East and along said ROW line a distance of 125.00 feet to the Point of Beginning.

**Also included:**

West ½ of a vacated Alley lying East of Lot 12, Block 75 of Dunstan's Map of Calera.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared with the benefit of a title search conducted by Shelby County Abstract & Title Company, Inc., under commitment # S-19-25915, and a survey was not performed. The legal description was taken from that certain title commitment.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

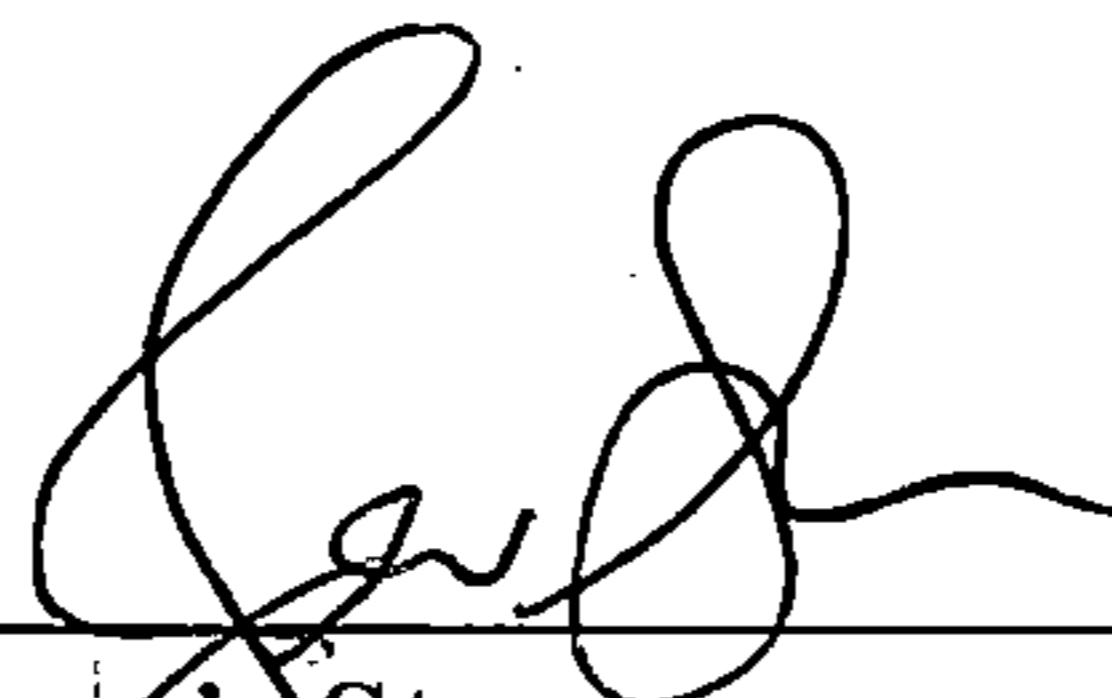
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the

20 Day of Dec, 2019.



**Dennis Stone**  
Grantor



**Jennie Stone**  
Grantor

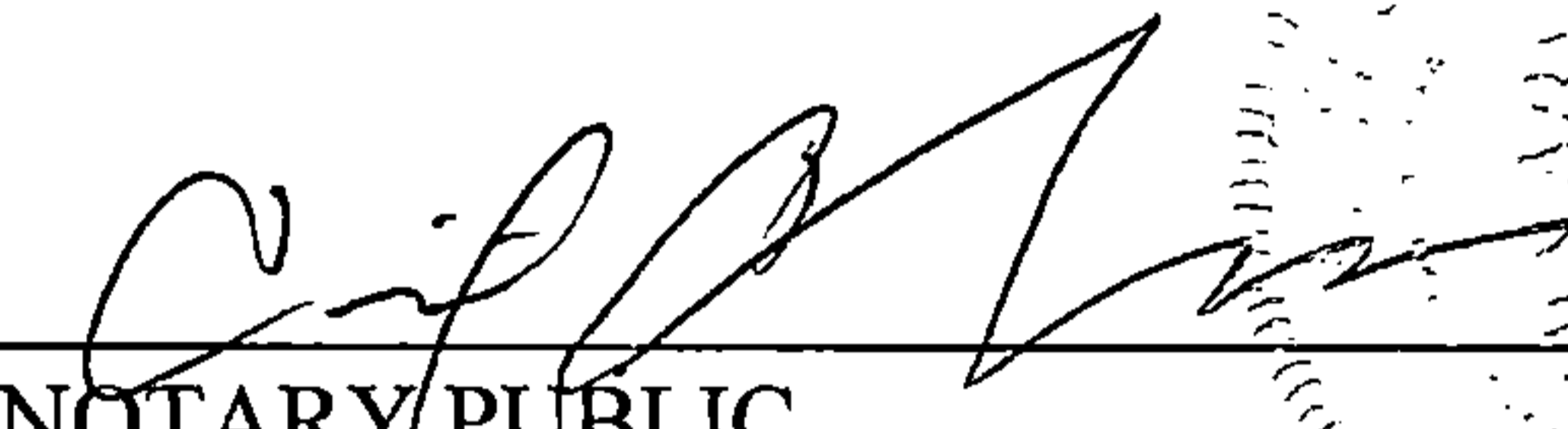


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STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )


I, the undersigned, a Notary Public in and for said State, do hereby certify that *Dennis Stone* and *Jennie Stone, a married couple*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 20 Day of DEC, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

  
20191220000473810 3/4 \$281.00  
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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 Dennis James Stone  
Mailing Address 415 19th St.  
Calera, AL 35040

Grantee's Name Carlton RA West  
Mailing Address POB 522  
Calera, AL 35040

Property Address 415 19th St.  
Calera, AL 35040

Date of Sale 12/20/19  
Total Purchase Price \$ 250,000.  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's 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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 12/20/19

Print Dennis Stone

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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