

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Joseph Philip Enea and Margaret Ann Enea  
105 Carriage Drive  
Maylene, Alabama 35115

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **ONE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND NO/100 (\$174,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **MARVIN MCDANIEL and JANINE MCDANIEL**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JOSEPH PHILIP ENEA and MARGARET ANN ENEA**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 12, according to the Map of Carriage Hill, Phase I, as recorded in Map Book 13, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama, and including a part of Lot 11, according to the Map of Carriage Hill, Phase I, as recorded in Map Book 13, Page 31 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said Lot 11, thence in a southerly direction along the Westerly line of said Lot 11, a direction of 22.0 feet to the Point of Beginning; thence continue along last described course, a distance of 108.31 feet to the southwest corner of said Lot 11; thence 169 degrees, 25 minutes, 56 seconds left in a northeasterly direction, a distance of 48.86 feet; thence 5 degrees 43 minutes 40 seconds left in a northeasterly direction a distance of 23.70 feet; thence 21 degrees, 29 minutes, 02 seconds left in a northwesterly direction, a distance of 38.27 feet to the Point of Beginning.

**Subject to:**

1. General and special taxes or assessments for the year 2020 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 13, Page 31.

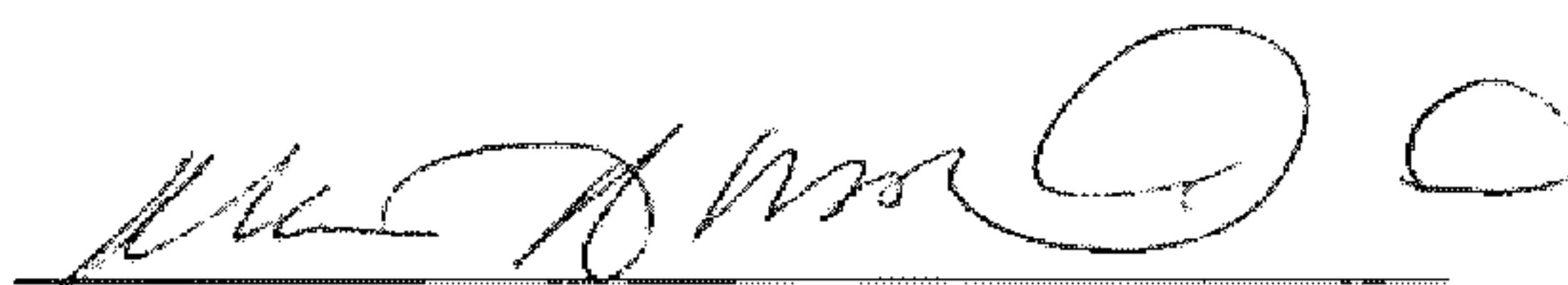
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

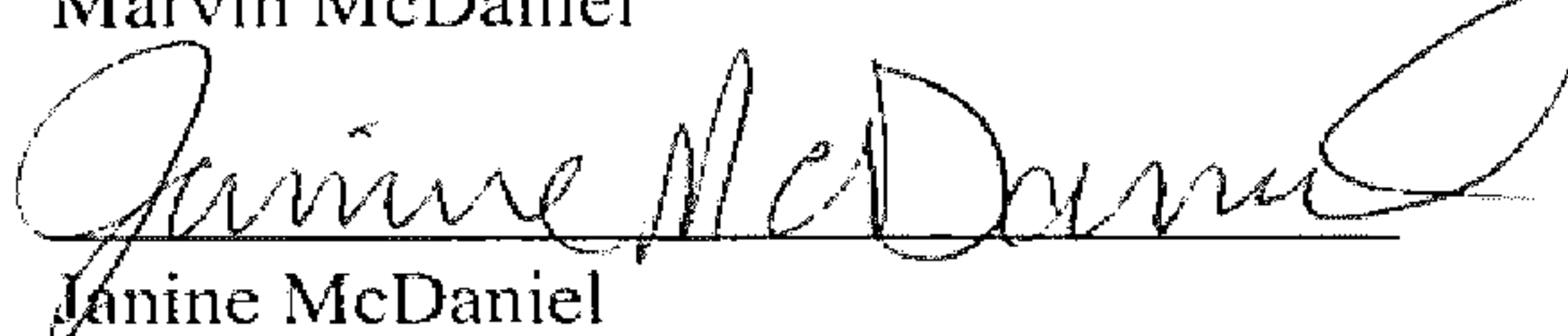
**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of February 28, 2020.

**GRANTORS:**



Marvin McDaniel



Janine McDaniel

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Marvin McDaniel and Janine McDaniel, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Marvin McDaniel and Janine McDaniel each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of February 28, 2020.



C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Marvin McDaniel  
 Mailing Address Janine McDaniel  
105 Carriage Drive  
Maylene, AL 35115

Grantee's Name Joseph Philip Enea  
 Mailing Address Margaret Ann Enea  
105 Carriage Drive  
Maylene, AL 35115

Property Address 105 Carriage Drive  
Maylene, AL 35115  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 2/28/20  
 Total Purchase Price \$ 174,900.00  
 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 2/28/20

Print C. Ryan Sparks

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/02/2020 10:13:16 AM  
 \$31.50 CHARITY  
 20200302000080960

Form RT-1

*Allen S. Bayl*