

20200424000160160
04/24/2020 09:36:15 AM
DEEDS 1/3

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Stephen Messer and Rachel Collins
945 3rd Ave SW, Alabaster AL 35007

Presents:

THAT IN CONSIDERATION OF One Hundred Eight Eight Thousand Dollar and no/100 Dollars (\$188,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Larry Grissom, a *single* person (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Stephen Messer and Rachel Collins (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A lot in the S ½ of the NW ¼ of Section 2, Township 21 South, Range 3 West, more specifically described as follows: Commencing at the Southeast corner of NW ¼ of NW ¼ of Section 2, Township 21 South, Range 3 West and run North 420 feet; thence run West 300 feet to the point of beginning; thence run North 190 feet; thence run West 100 feet; thence run South 190 feet; thence run East 100 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.


Subject to Mineral and Mining rights of record.

\$184,594.00 of the purchase price was obtained by a purchase money mortgage filed 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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 13th day of April 2020




Larry Grissom

State of Alabama
County of Jefferson

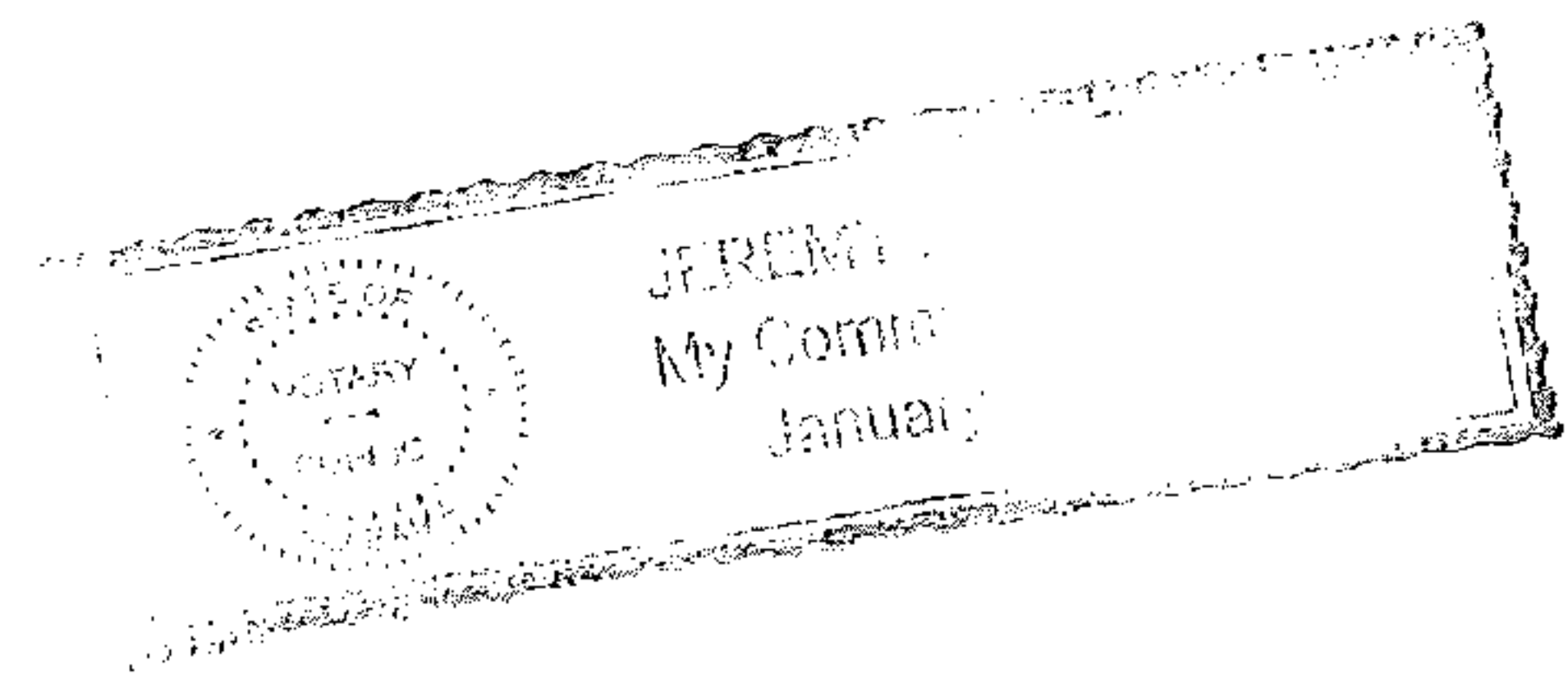
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Larry Grissom whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of April, 2020



Notary Public
My Commission Expires:

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216



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

| | | | |
|------------------|----------------------------|-------------------------|-----------------------------------|
| Grantor's Name | Larry Grissom | Grantee's Name | Stephen Messer and Rachel Collins |
| Mailing Address | 945 3 rd Ave SW | Mailing Address | 945 3 rd Ave Sw |
| | Alabaster AL 35007 | | Alabaster AL 35007 |
| Property Address | 945 3 rd Ave Sw | Date of Sale | April 13, 2020 |
| | Alabaster aL 35007 | Total Purchase Price | \$188,000.00 |
| | | 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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other to |
| <input checked="" type="checkbox"/> 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 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: April 13 2020

 Unattested (verified by)

Print: Larry Grissom
 Sign: _____
 Grantor/Grantee/Owner/Agent (circle one) **Form RT-1**



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/24/2020 09:36:15 AM
 \$31.50 MISTI
 20200424000160160

Allen S. Beal