

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.  
LEGAL DESCRIPTION PROVIDED BY GRANT.**

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Karen L. McDonald and  
Thomas B. Sims  
150 Kentwood Drive  
Alabaster AL 35007

30,000

**STATE OF ALABAMA )  
COUNTY OF SHELBY ) WARRANTY DEED: JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Hundred (\$500.00) Dollars** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **James E. Glenn and Susan C. Glenn, (a married couple)** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Karen L. McDonald and Thomas B. Sims (a married couple)**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, to wit:

**Lot 2A Glenn Family Subdivision as recorded in Map Book 44 Map Page 116.**

**Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any of record.**

- This property does not constitute the homestead of the Grantor or of his spouse.
- Subject to existing easements, restrictions, set back lines, rights of way, limitations if any of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 29 day of October, 2020.

James E. Glenn  
James E. Glenn

STATE OF ALABAMA )  
COUNTY OF SHELBY )

ACKNOWLEDGMENT

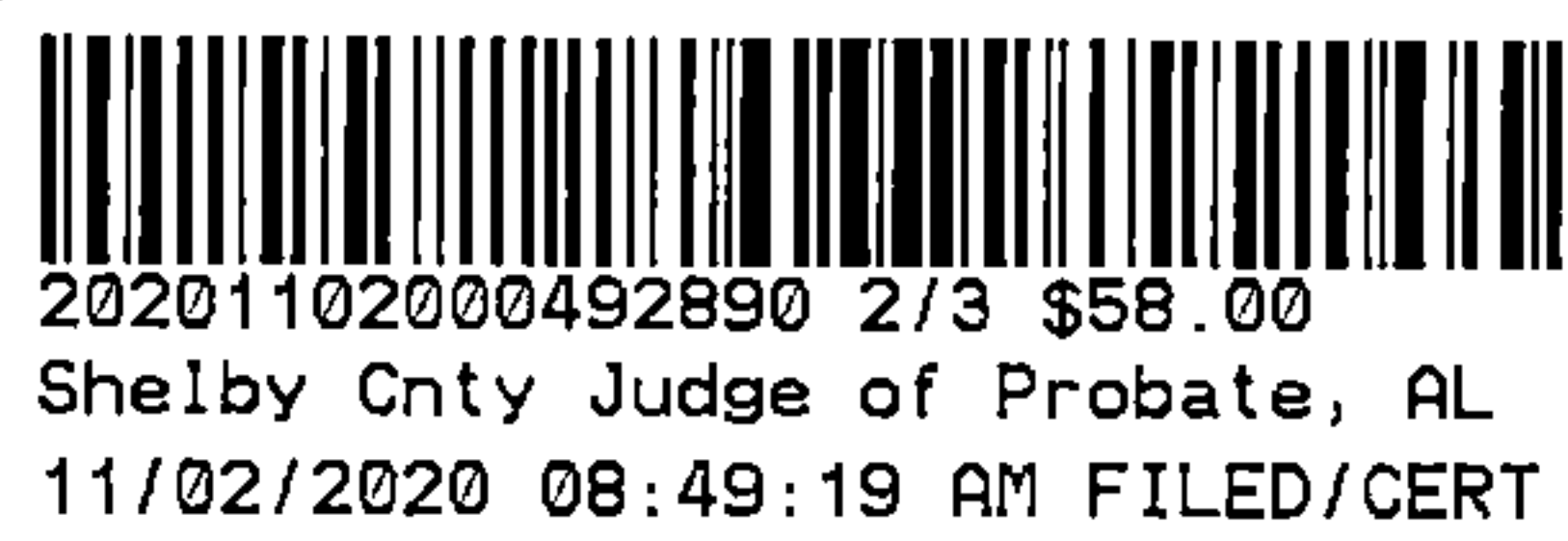
I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that **James E. Glenn**, whose names are signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29 day of October, 2020.

**CHRIS SMITHERMAN**  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES MAY. 01, 2024

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 05/01/2024

Susan C. Glenn  
Susan C. Glenn



STATE OF ALABAMA )  
COUNTY OF SHELBY )

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that **Susan C. Glenn**, whose names are signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29 day of October, 2020.

**CHRIS SMITHERMAN**  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES MAY. 01, 2024

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 05/01/2024



20201102000492890 3/3 \$58.00  
Shelby Cnty Judge of Probate, AL  
11/02/2020 08:49:19 AM FILED/CERT

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name James Et Susan C Glenn  
Mailing Address ~~150~~  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Karen L. McDonald  
Mailing Address Thomas B. Jones  
150 Kentwood Dr  
Montevallo AL 35115

Property Address Lot ZA Glenn Family  
Subdivision -  
Montevallo AL  
35115

Date of Sale 10/29/20  
Total Purchase Price \$ 20,000  
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

Shelby County, AL 11/02/2020  
State of Alabama  
Deed Tax: \$30.00

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 10/29/20

Print Christopher R. Smithman

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)