

20230207000031680 1/3 \$31.50
Shelby Cnty Judge of Probate, AL
02/07/2023 01:14:17 PM FILED/CERT

SEND TAX NOTICE TO:

Fate Bryant, Sr. and Doris Bryant

6026 Kensington Way

Calera, AL 35040

THIS INSTRUMENT WAS PREPARED BY
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Five Hundred and no/100 Dollars (\$3,500.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Emma Jean Smith**, a married woman, (herein referred to as Grantor) do grant, bargain, sell, and convey unto **Fate Bryant, Sr.** and wife, **Doris Bryant** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of the SE1/4 of the SE1/4 of Section 14, Township 22, Range 1 West and run South 200 yards to the point of beginning; thence continue south 220 feet; thence north 1 deg. 105 feet 3"; south 191 feet; thence southeast to point of beginning, with house, being 2 acres, more or less, and being also the property formerly owned by Pinkie Storrs West at the time of her death, whether correctly described above or not.

The Grantor, Emma Jean Smith, is the sole heir of Gamel Bryant who died intestate on or about November 12, 2020.

The above-described property constitutes no part of the homestead of the Grantor or her spouse.

(The above description was furnished by the parties and was taken from that certain description on file at Deed Book 300, Page 284, in the Probate Records of Shelby County, Alabama, which states it was taken from a tax assessment description.)

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

(signature and acknowledgement on following page)



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IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11 day of
~~December~~, 2022.
January 2023

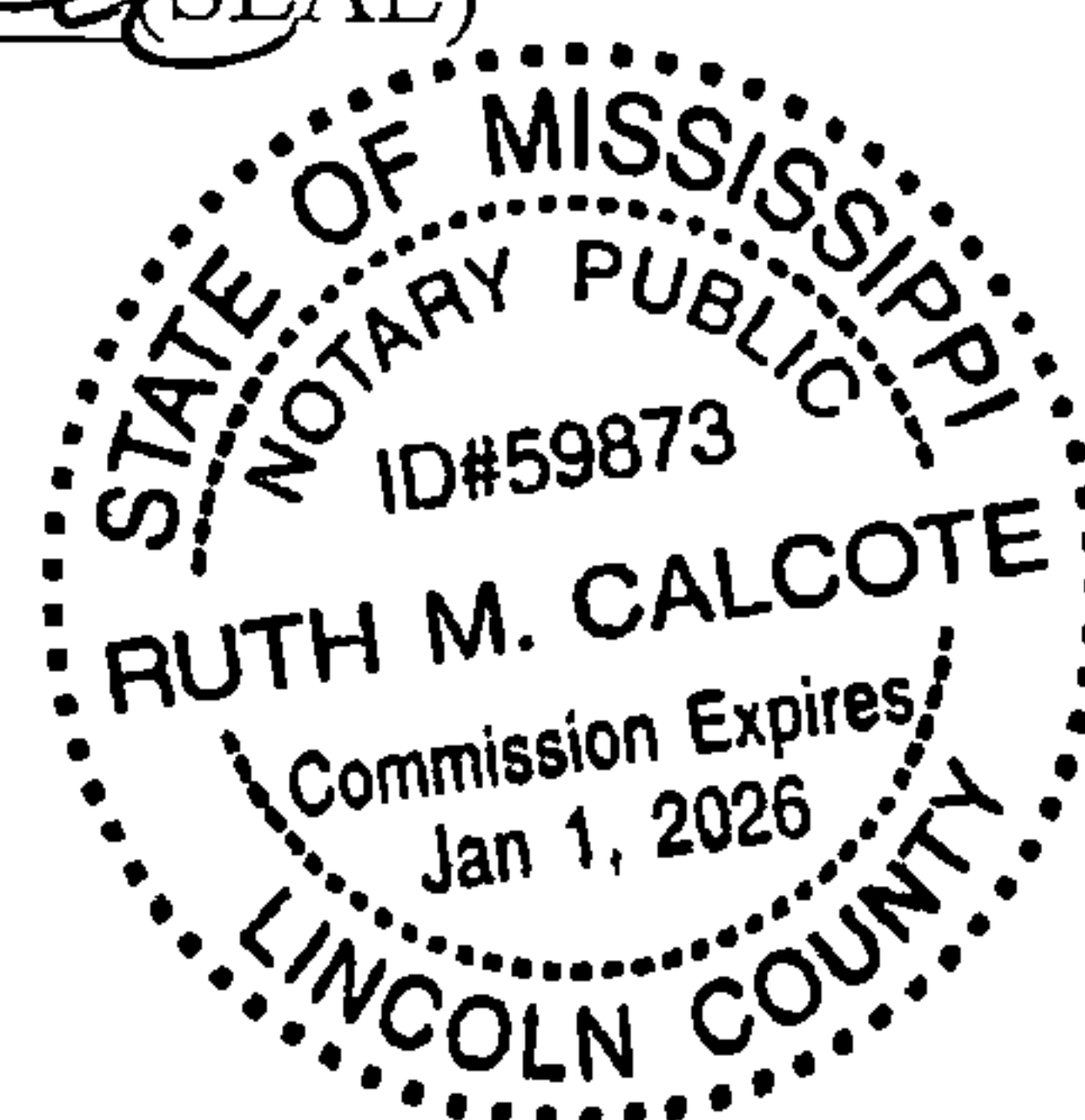
Emma Jean Smith (SEAL)
Emma Jean Smith

STATE OF MISSISSIPPI
LINCOLN COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that **Emma Jean Smith**, a married woman, whose name is signed to the foregoing
conveyance, and who is known to me, acknowledged before me on this day, that, being informed
of the contents of the conveyance, she executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 11 day of *January 2023*
~~December~~, 2022.

Ruth M Calcote (SEAL)
Notary Public



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,



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Grantor's Name Emma Jean Smith
Mailing Address 348 Low Water Lane SW
Brookhaven, MS 39601

Grantee's Name Fate and Doris Bryant, Sr.
Mailing Address 6026 Kensington Way
Calera, AL 35040

Property Address 9575 Highway 42
Shelby, AL 35143

Date of Sale 01-11-2023
Total Purchase Price \$ 3,500.00

or
Actual Value \$

Assessor's Market Value \$ 5,260.00--based on Total Mkt

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) Value on file in the Office of the Shelby County Prop Tax Commiss.

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other verbal agreement between Grantor and Grantee

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 01-30-2023

Print Fate Bryant, Sr.

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1