20120822000314380 1/3 \$137.00 Shelby Cnty Judge of Probate, AL

08/22/2012 11:49:25 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To:

Calera-U-Store, Inc. 7850 Hwy. 31 Calera, AL 35040

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 One Hundred Eighteen Thousand Nine Hundred Seventy Dollars and 00/100 (\$ 118,970.00), the receipt of sufficiency of which are hereby acknowledged, that Hilton Shirey and Carol Shirey, 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 Calera-U-Store, Inc., a duly authorized Alabama corporation, hereinafter known as the GRANTEE;

Lots 2, 3 & 4 of Block 48, according to the Survey of Dunstan's Map of Calera, Alabama; being situated in Shelby County, Alabama. Said map is unrecorded and is unavailable for recordation.

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

This property does not constitute the Homestead of the Grantor.

This deed was prepared without the benefit of a title search, and a survey was performed. The legal description was taken from that certain instrument recorded as Instrument # 1995-24496, in the Probate Judge's Office of Shelby County, Alabama.

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 he 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.

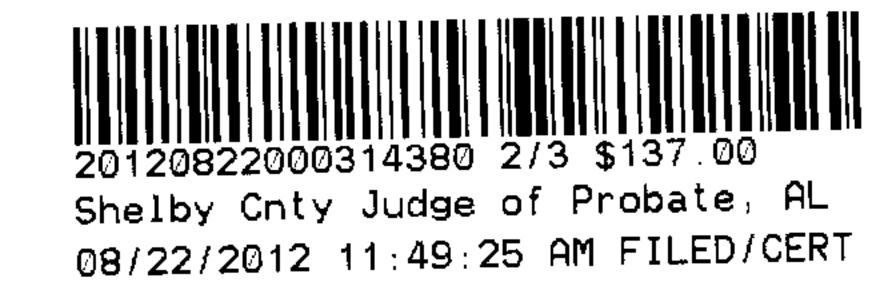
7 IN WITNESS WHE Day of	REQF, we have	hereunto set our hands a	and seals, on	this the
HILTON SHIREY Grantor	Ry	CAROL SHIR Grantor	MARWY EY	
STATE OF ALABAMA				
COUNTY OF SHELBY)			
I, the undersigned, a and Carol Shirey, a married are personally known to me execute the same voluntaril	d couple, whose need, acknowledged	before me and my offic	oregoing conv	eyance, and who
Given under my har	nd and official se , 2012.	al of office on this the _	17	Day of

NOTAKY PUBLIČ

My Commission Expires:

This Instrument Prepared By:

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



09 March, 2016

"	Real Estate Sa	les Validation Form			
This	Document must be filed in accordan	ce with Code of Alabama 19	75. Section 40-22-1		
Grantor's Name	Hithard as CARD SLINEY	Grantee's Name			
Mailing Address	2850 Hwy. 3)	Mailing Address	7250 Huy. 3)		
; ; ; ;	CALERA AL 35050		CHERA1 AL 35040		
· :					
Property Address	7850 Huy. 3)				
	CALERA, AL 35040	Date of Sale			
	0,10,0,0	Total Purchase Price	\$		
		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		Appraisal	ea)		
Sales Contrac	X X	Other TA	Report of		
Closing Stater	ment		- Coaryo		
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.					
	Inet	ructions			
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.					
responsibility of val	ded and the value must be determise valuation, of the property as during property for property tax pure Alabama 1975 § 40-22-1 (h).	letermined by the local of	fficial abarrand with the		
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 <u>Code of Alabama 1975</u> § 40-22-1 (h).					

Unattested

20120822000314380 3/3 \$137.00

Shelby Cnty Judge of Probate, AL

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(Grantor/Grantee/Owner/Agent) circle one

Form RT-1