

46254
Shelby



20120905000335160 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
09/05/2012 12:42:50 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNINGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Henry J. Rodda, Jr.
Stephanie Y. Rodda
578 Pumpkin Swamp Cove
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Source of title Deed Book 2007, page 223210

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Henry J. Rodda, Jr. aka Henry J. Rodda, and Stephanie Y. Rodda, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto Henry J. Rodda, Jr., and Stephanie Y. Rodda, husband and wife (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A for legal description.

The purpose of this deed is to correct and perfect the name of one of the grantees.

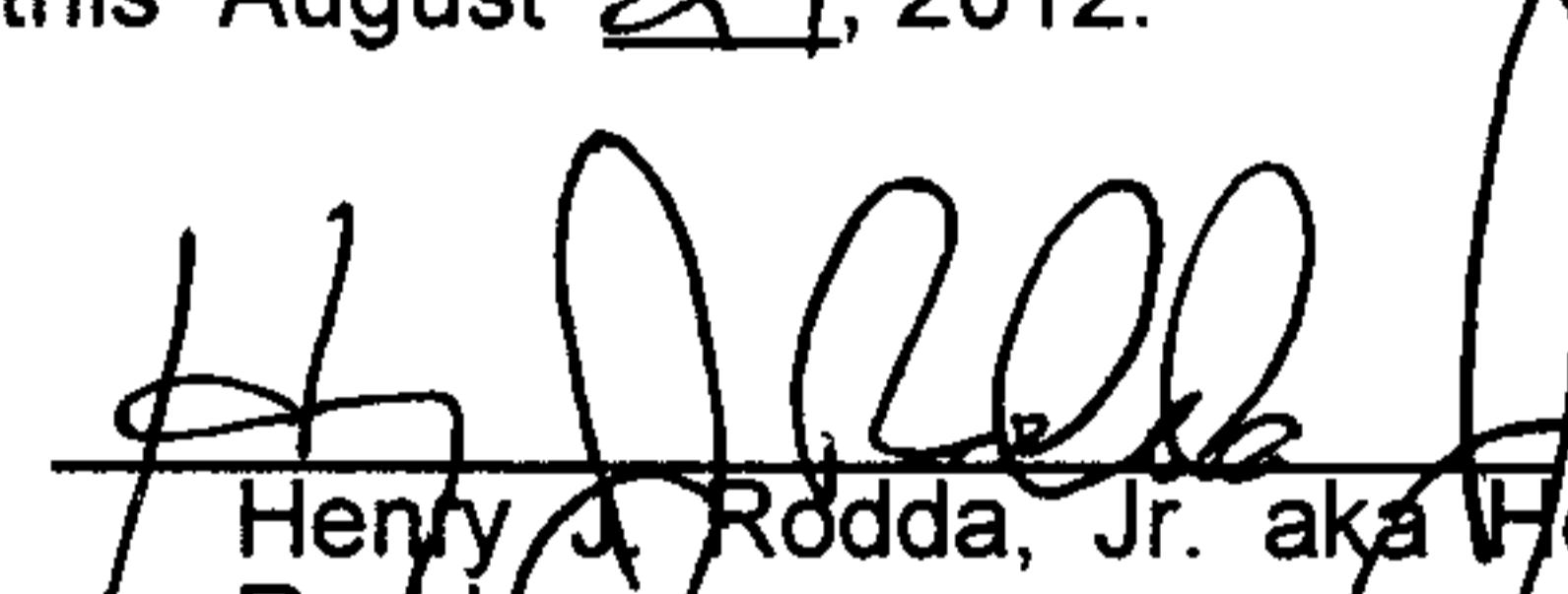
Subject to all rights of way, easements, covenants and restrictions of record.

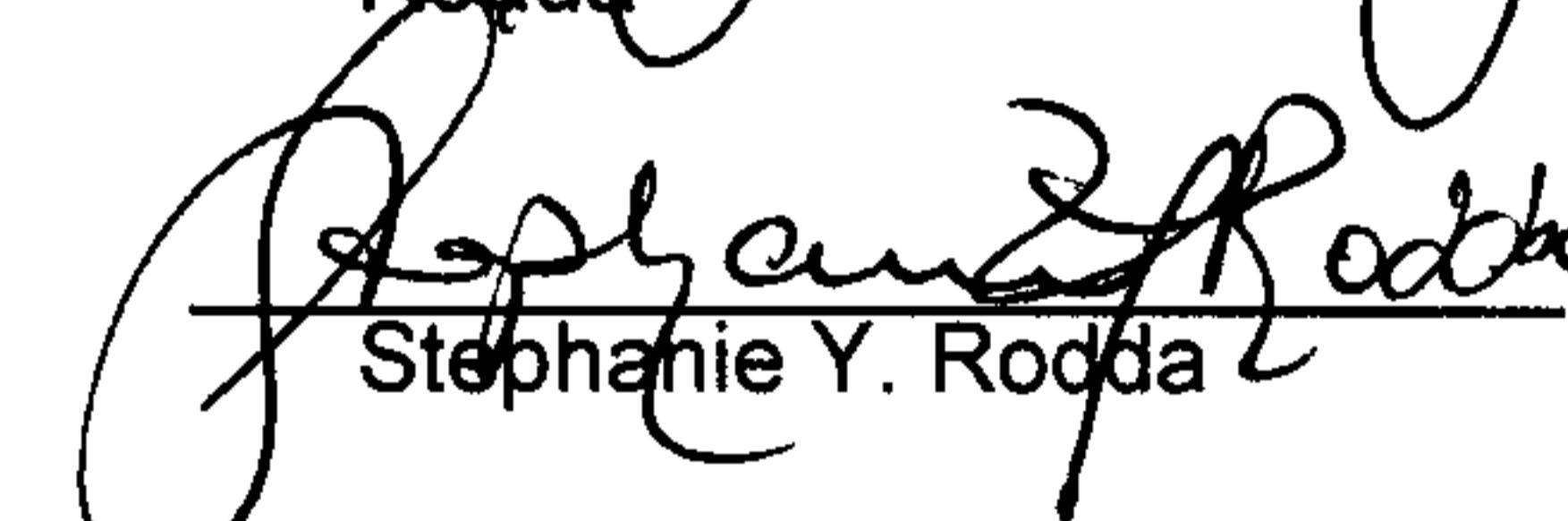
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 27, 2012.


Henry J. Rodda, Jr. aka Henry J. Rodda (SEAL)


Stephanie Y. Rodda (SEAL)

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry J. Rodda, Jr. aka Henry J. Rodda, and Stephanie Y. Rodda, husband and wife, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on August 27, 2012


Cynthia Swainston
NOTARY PUBLIC

My commission expires: 4/25/16



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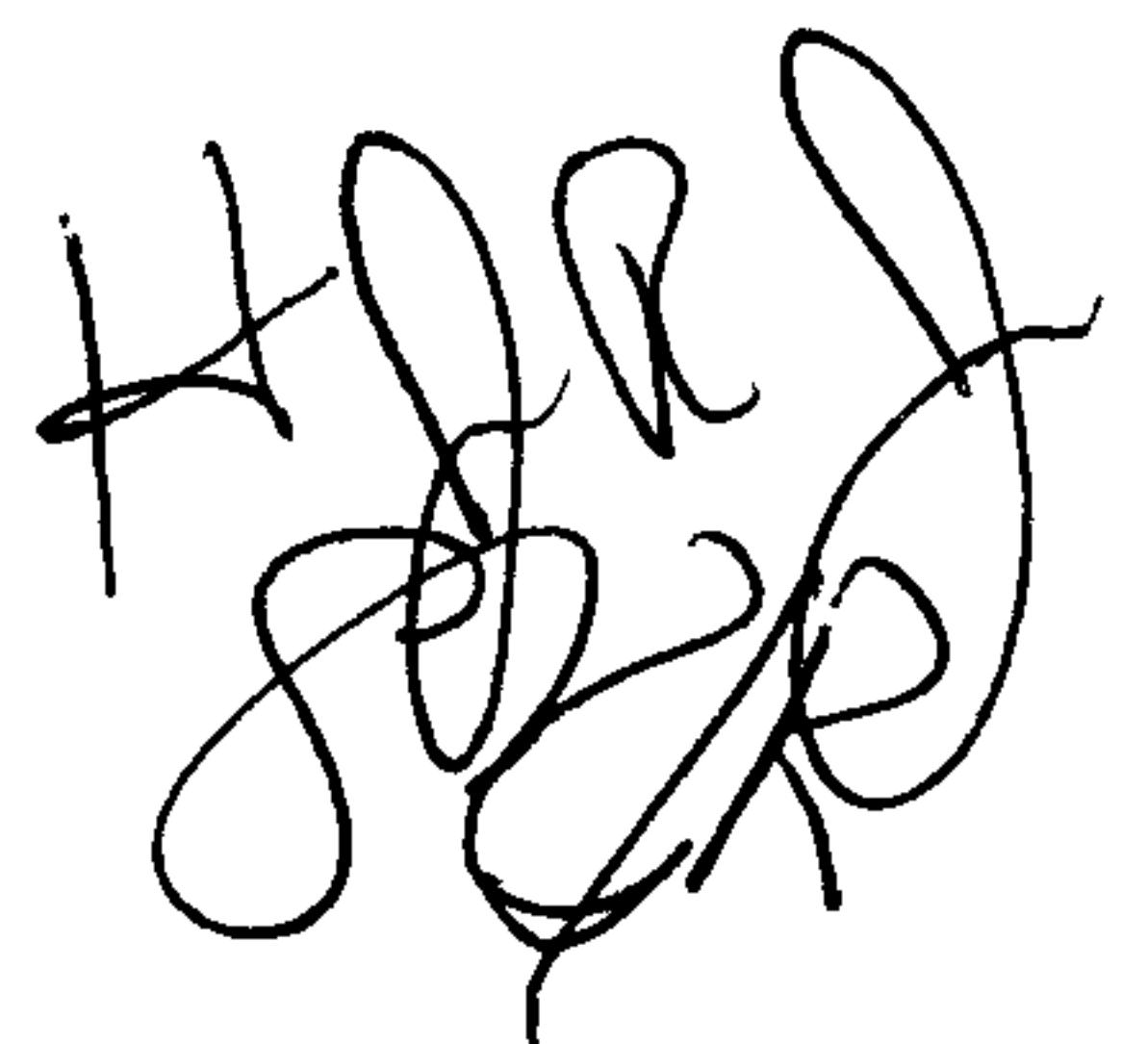
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Exhibit A

A parcel of land being situated in the SW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of the SW 1/4 of the NW 1/4 of said Section 12; thence run South along the East line of same a distance of 870.3 feet to the point of beginning of said parcel; thence continue South along same line a distance of 462.30 feet to the Southeast corner of said 1/4 - 1/4 section; thence turn an interior angle of 90 degrees 12 minutes and proceed West along the South line of the 1/4 - 1/4 section a distance of 658.20 feet; thence turn an interior angle of 89 degrees 25 minutes and proceed North a distance of 236.33 feet; thence turn an interior angle of 90 degrees 00 minutes and proceed East a distance of 258.27 feet; thence turn an interior angle of 210 degrees 23 minutes and proceed in a Northeasterly direction a distance of 460.0 feet to the point of beginning. Lying and being situated in Shelby County, Alabama.

Also, a 30.0 foot wide access and maintenance easement the centerline described as follows: Begin at the NE corner of the SW 1/4 of the NW 1/4 of said Section 12, thence proceed South along the East line of said 1/4 - 1/4 Section a distance of 666.3 feet, thence turn an angle to the right of 89 degrees 39 minutes and proceed West a distance of 15.0 feet to the centerline of said easement and point of beginning; thence turn an angle to the left of 89 degrees 39 minutes and proceed South and parallel with the East line of said 1/4 - 1/4 Section a distance of 212.7 feet to the end of said easement. Lying and being situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name

Mailing Address

Henry J Rodda, Jr.

578 Pumpkin Swamp Cove

Columbiana, AL 35051

Grantee's Name

Henry J. Rodda, Jr.

Mailing Address

578 Pumpkin Swamp Cove

Columbiana, AL 35051

Property Address

578 Pumpkin Swamp Cove

Columbiana, AL



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Cove

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

163,760.00

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

Print

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1