



20120910000342120 1/4 \$88.50
Shelby Cnty Judge of Probate, AL
09/10/2012 01:59:50 PM FILED/CERT

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN THAT BY THESE PRESENTS, that in consideration of **One Dollar and no/100 (\$1.00) and good faith and love** to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged I,

BARBARA L. MCCORMACK, A WIDOWED WOMAN (herein referred to as Grantor)

do hereby grant, bargain, sell and convey unto

KATHY L. AVERETTE, A MARRIED WOMAN AND JEFFREY R. MCCORMACK, A SINGLE MAN (herein referred to as 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 describes real estate situated in **SHELBY COUNTY, ALABAMA** to wit:

See attached Exhibit "A"

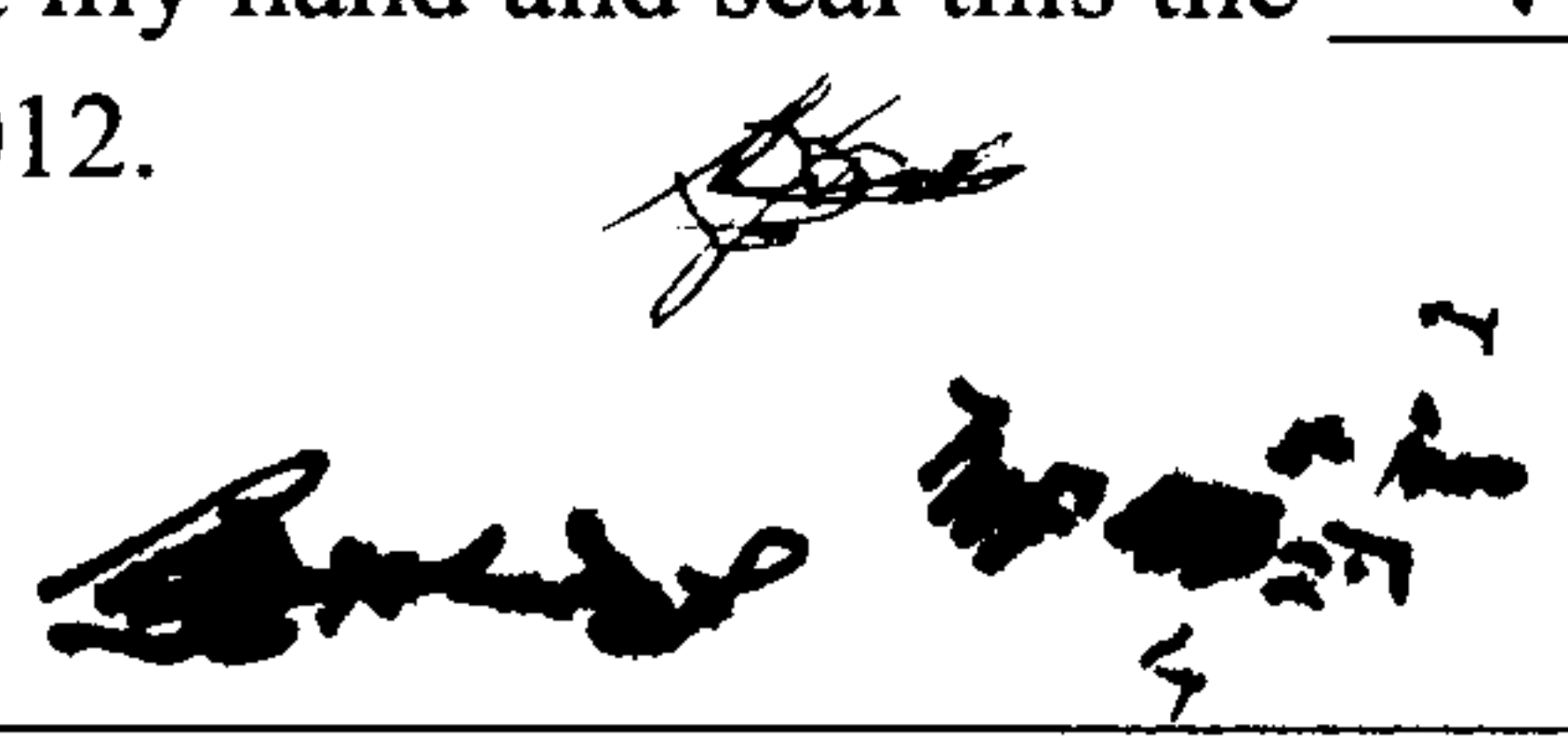
TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion.

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:

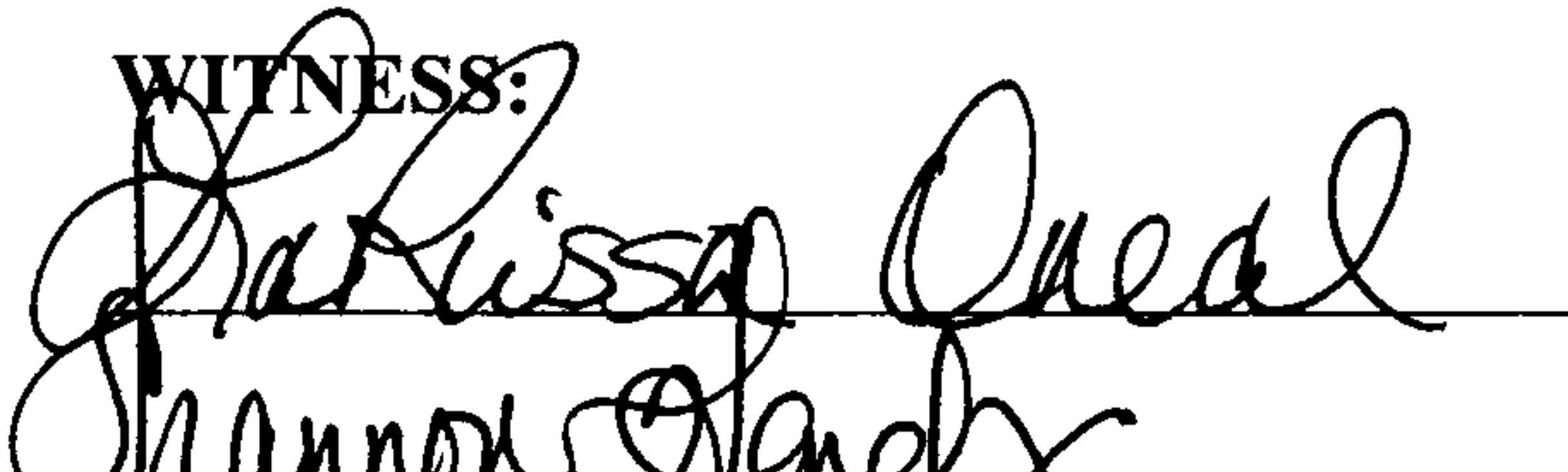
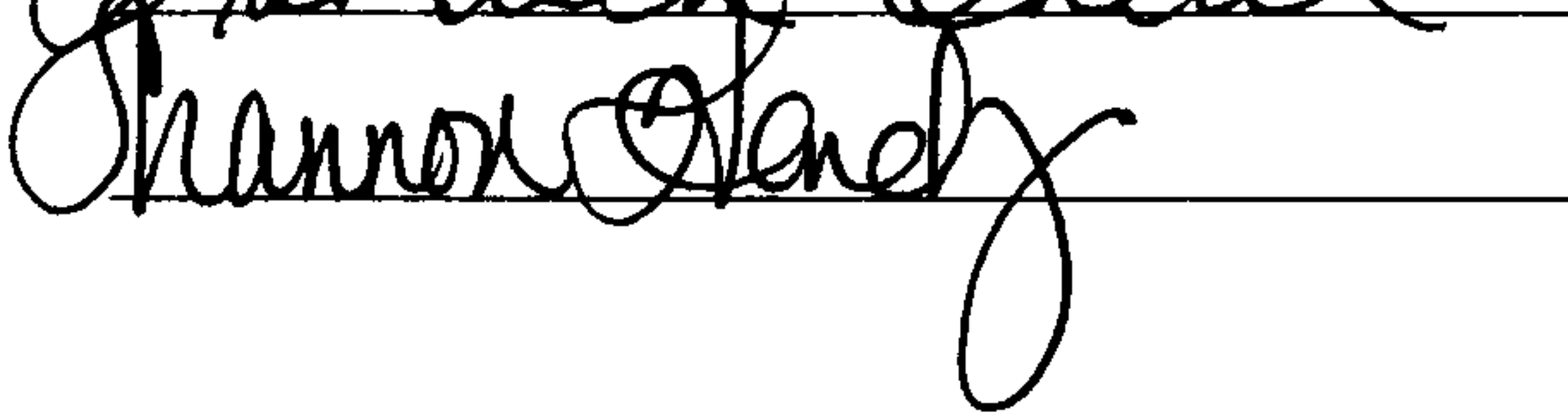
that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 09/10/2012
State of Alabama
Deed Tax: \$67.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th
day of September, 2012.


BARBARA L. MCCORMACK
(GRANTOR)

WITNESS:


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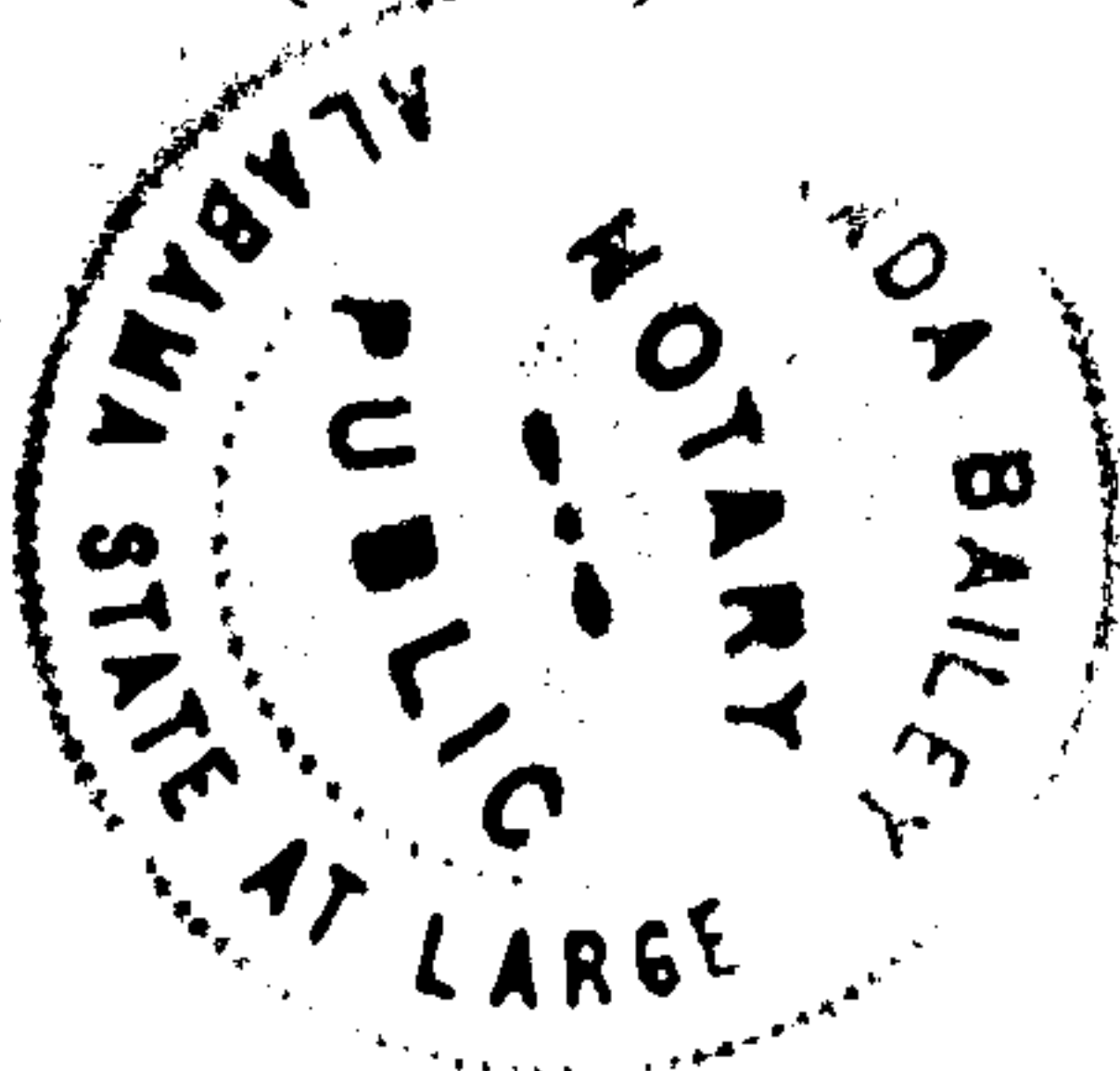
STATE OF ALABAMA)

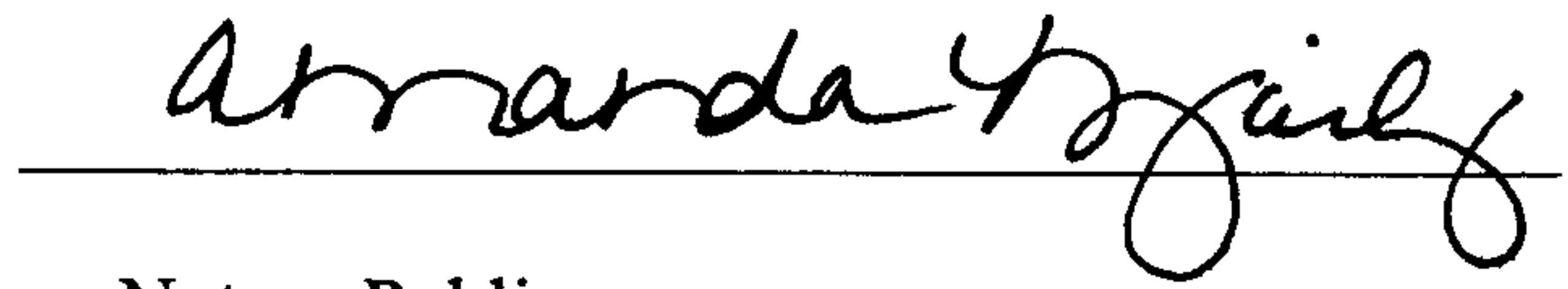
COUNTY OF SHELBY)

I, AMANDA BAILEY, a Notary Public in and for said County in said State, hereby certify that BARBARA L. MCCORMACK, A WIDOWED 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 this conveyance have executed the same voluntarily on the day the same bears date.

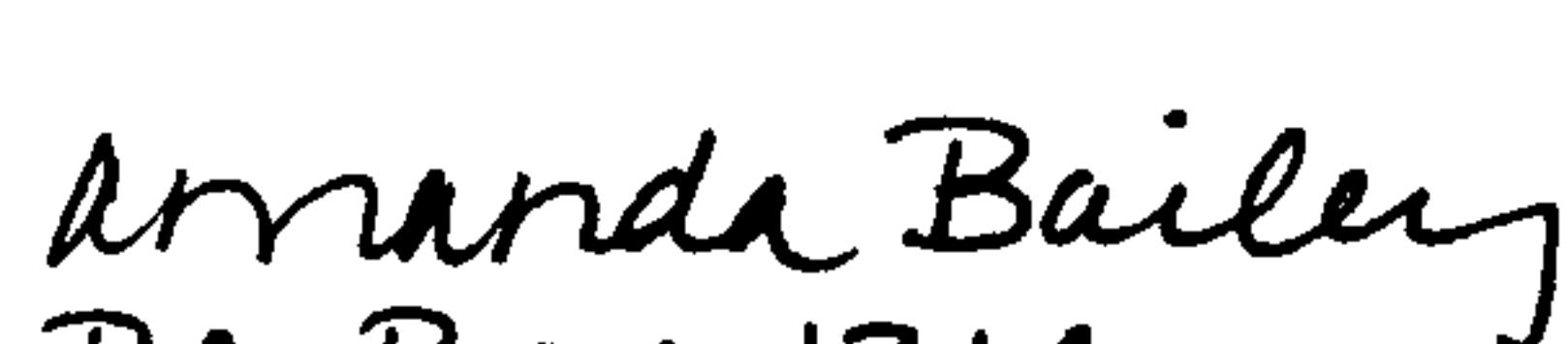
Given under my hand and official seal this the 7th day of
September, 2012.

{SEAL}




Notary Public

My Commission Expires: 9/25/2012

Prepared By: 
P.O. Box 1314
Columbiana, AL 35051

Real Estate Sales Validation Form

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

Grantor's Name BARBARA L. McCORMACK
Mailing Address 368 CHESHIRE RD.
WESTOVER, AL 35147

Grantee's Name KATHY L. AVERETTE
Mailing Address 280 RIDGE LN. SHELBY, AL
JEFFREY R. McCORMACK 35147
1561 CHELSEA RD.
COLUMBIANA, AL 35051

Property Address 368 CHESHIRE RD.
WESTOVER, AL 35147

Date of Sale 9-7-2012

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 47,100.00

TAX ID # 081623000025.00

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 TAX ASSESSORS VALUE

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 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 Kathy L. Averette

Sign

Kathy L. Averette

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

EXHIBIT "A"

PARCEL I:

Part of the East $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 19, Range 1 East, more particularly described as follows: Begin at the Southeast corner of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and run North along the East line 419.75 feet to the point of beginning, from said point of beginning continue North along the East line 350 feet to the Southeast right of way of Highway 280, thence turn an angle to the left of 118 degrees 49' 52" and run Southwesterly along said right of way 395 feet, thence turn left an angle of 69 degrees 29' and run along the Easterly boundary of Cheshire Road for 200 feet; thence turn left and run Northeasterly to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

Part of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 19, Range 1 East, situated in Shelby County, Alabama, described as follows: Commence at the Southeast corner of NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 23, and run North along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 263.90 feet to the Northeast corner of the "Champion Tract" as described by deed recorded in Deed Book 300, page 671, said point also being the point of beginning; thence continue North along said $\frac{1}{4}$ - $\frac{1}{4}$ section 160 feet more or less to a point on the South line of the "Anderson tract" as described by deed recorded in Book 274, page 187; thence run West and along the South line of the "Anderson tract", a distance of 320 feet more or less to a point on the East right of way line of Cheshire Road, thence run Southerly along the East line of Cheshire Road to a point on the North line of the "Champion tract" as described aforesaid. thence run East along the North line of the "Champion tract" 415 feet more or less to the point of beginning. Situated in Shelby County, Alabama.

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