

Tax notice to: Richard H. Littleton, 1029 Kingston Rd., Chelsea, Al. 35043

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred twenty-five thousand and no/100 (\$325,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Edward W. Dobson and his wife Katherine B. Dobson, whose mailing address is:

10727 Crescent Point Lane; Fairhope, AL 36532

(herein referred to as grantor whether one or more), grant, bargain, sell and convey unto

Richard H. Littleton and Ina C. Littleton, whose mailing address is:

1029 Kingston Rd.; Chelsea, AL 35043

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated Shelby County, Alabama, the address of which is 1029 Kingston Rd., Chelsea, Al. 35043 to-wit

:

Lot I-64, according to the Survey of Chelsea Park, First Sector, Phase I & II, as recorded in Map Book 34, page 21A and B, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$260,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.


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

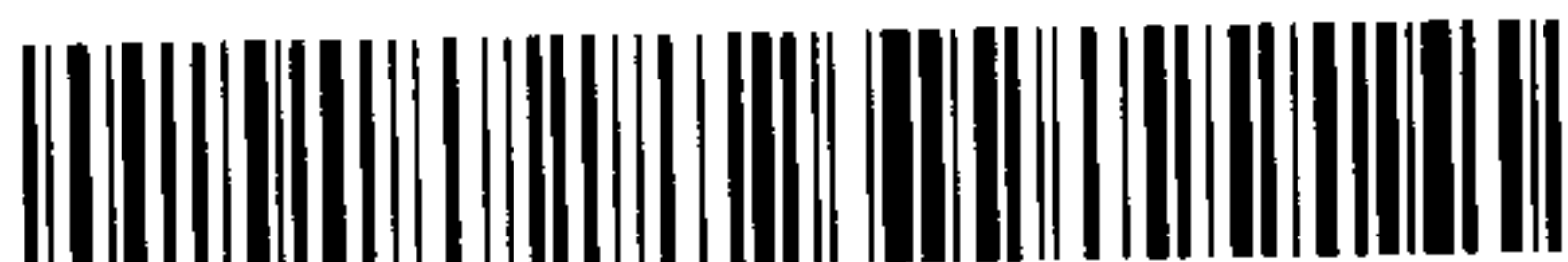
IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 7th day of September, 2012.

 (Seal)

EDWARD W. DOBSON

 (Seal)

KATHERINE B. DOBSON



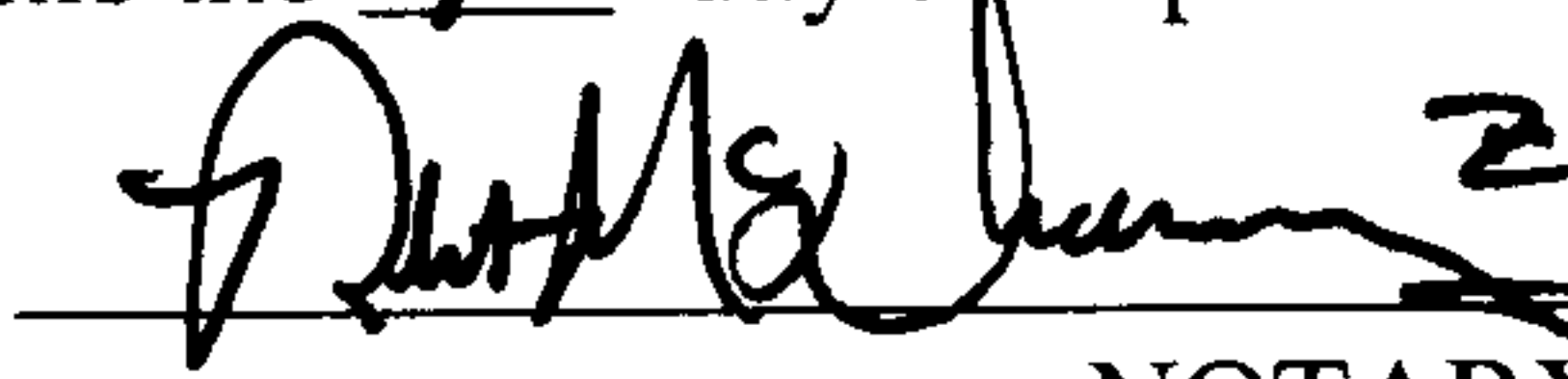
20120911000344760 1/3 \$83.00
Shelby Cnty Judge of Probate, AL
09/11/2012 02:43:14 PM FILED/CERT

Shelby County, AL 09/11/2012
State of Alabama
Deed Tax: \$65.00

State of Alabama
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward W. Dobson and his wife Katherine B. Dobson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

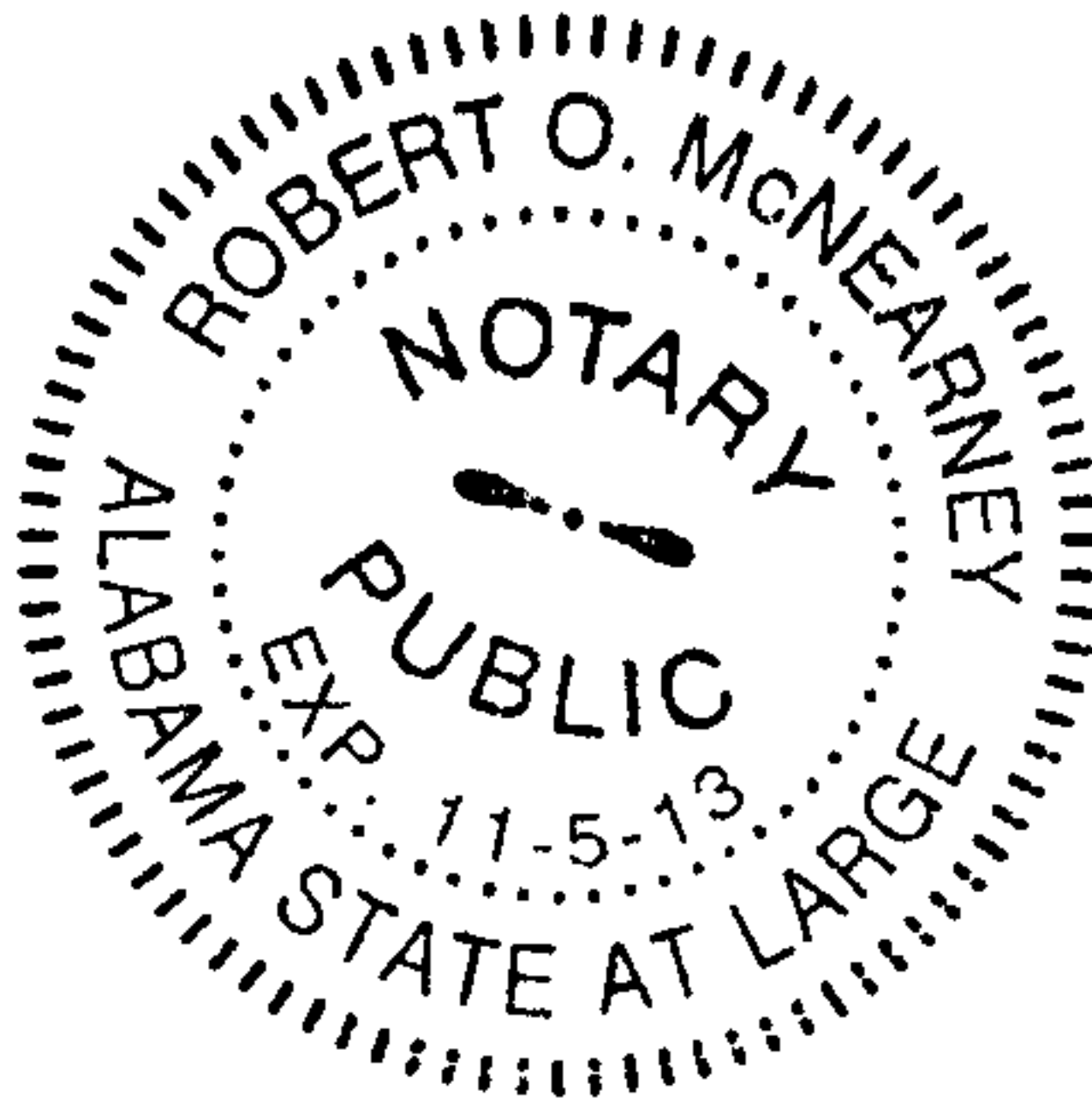
Given under my hand and official seal this the 7th day of September, 2012.



NOTARY PUBLIC

My commission expires:

11/5/2013



20120911000344760 2/3 \$83.00
Shelby Cnty Judge of Probate, AL
09/11/2012 02:43:14 PM 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 Edward W. Dobson &
Mailing Address Katherine B. Dobson
10727 Crescent Point Ln.
Fairhope, AL 36532

Grantee's Name Richard H. Littleton & Ina C. Littleton
Mailing Address 1029 Kingston Rd.
Chelsea, AL 35043


Property Address 1029 Kingston Rd.
Chelsea, AL 36048

Date of Sale 9/1/12
Total Purchase Price \$ 325,000
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


20120911000344760 3/3 \$83.00
Shelby Cnty Judge of Probate, AL
09/11/2012 02:43:14 PM FILED/CERT

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 Robert O. McJearney

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1