

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. William C. Rigney
233 Grand View Lane
Maylene, AL 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY NINE THOUSAND AND NO/00 DOLLARS (\$59,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Samuel Lee Baker, a married man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **William C. Rigney and LeAnn H. Rigney, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of Baker Acres, as recorded in Map Book 43, page 24, in the Probate Office of Shelby County, Alabama.

Also, GRANTOR conveys to GRANTEE the right to use Lot 1, according to the survey of Baker Acres, as recorded in Map book 43, page 24, in the Probate Office of Shelby County, Alabama, for the purpose of ingress to and egress from GRANTEE's property, including the right to cross Lot 1 when traveling from one portion of GRANTEE's property to another.

Subject to property taxes, easements, restrictions, rights of way and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of October, 2012.


20121022000404980 1/2 \$74.00
Shelby Cnty Judge of Probate, AL
10/22/2012 02:31:37 PM FILED/CERT

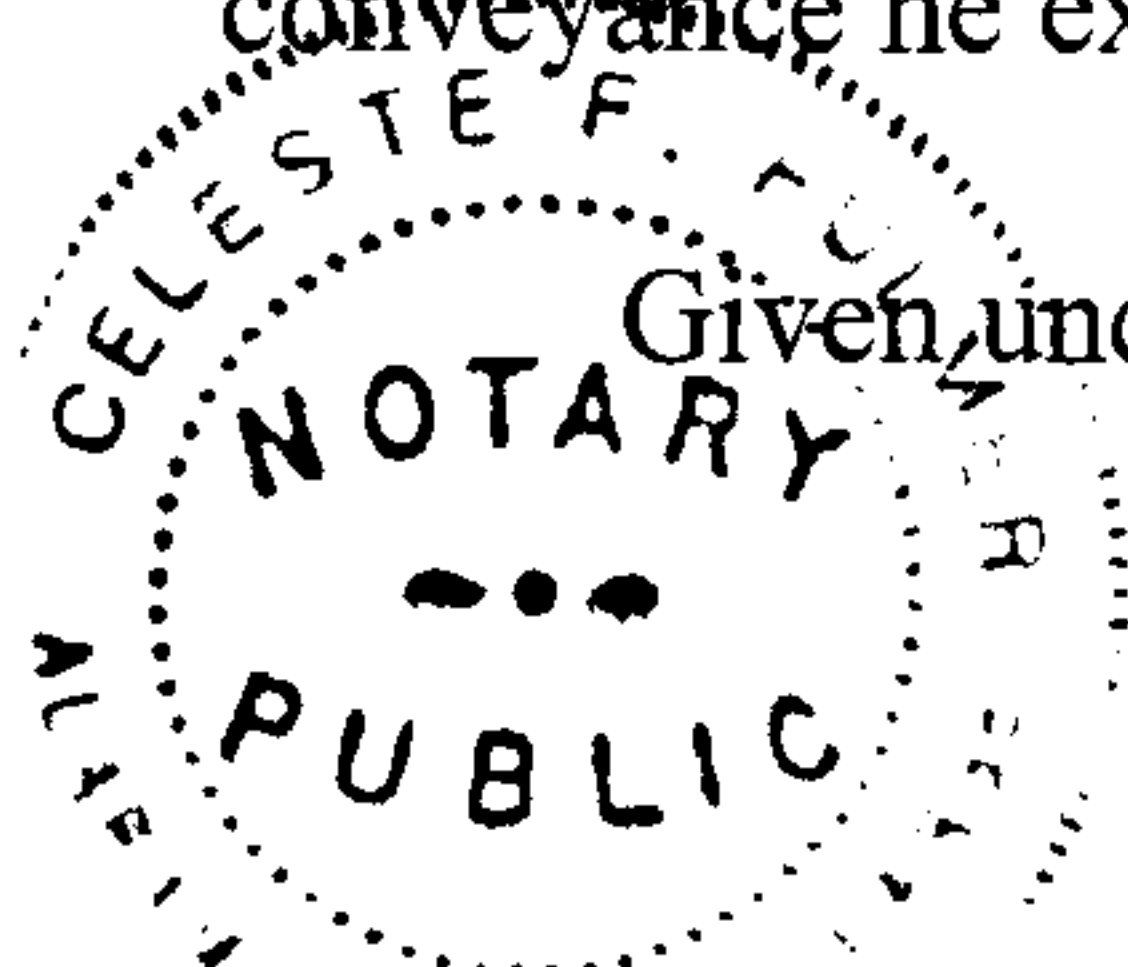

Samuel Lee Baker

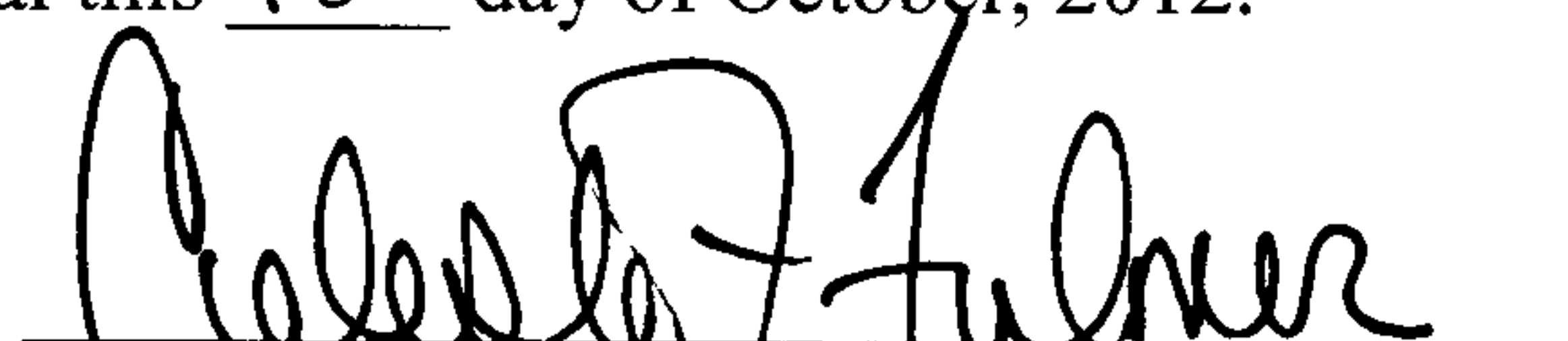
Shelby County, AL 10/22/2012
State of Alabama
Deed Tax: \$59.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Samuel Lee Baker, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, 2012.




Notary Public

My commission expires: 10-9-16

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Samuel Lee Baker

Grantee's Name William C. Rigney & LeAnn C. Rigney

Mailing Address P. O. Box 381566
Birmingham, AL 35238

Mailing Address 233 Grand View Lane
Maylene, AL 35114

Property Address Lot 2, Baker Acres

Date of Sale October 22, 2012



20121022000404980 2/2 \$74.00
Shelby Cnty Judge of Probate, AL
10/22/2012 02:31:37 PM FILED/CERT

Total Purchase Price \$59,000.00

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

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).

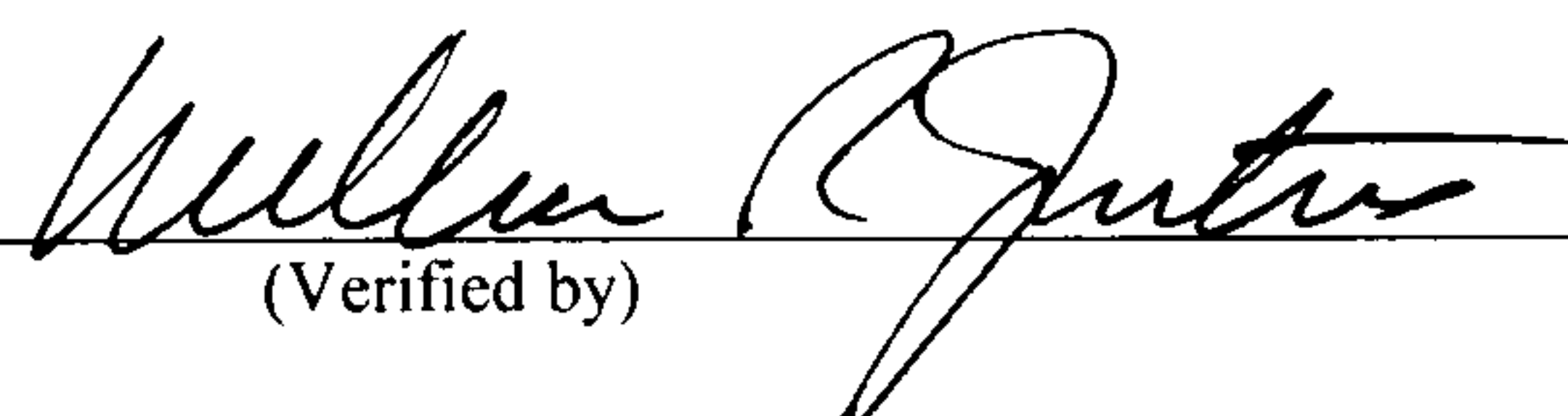
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 10/18/12

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Print Samuel Lee Baker

☐ Unattested


(Verified by)