

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE  
DESCRIPTION FURNISHED BY GRANTOR.

This instrument was prepared by: Mike T. Atchison, Attorney at Law, Inc.  
P.O. Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Frank Ehrmantraut  
501 Karin Avenue  
Lewistown, ID 83051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

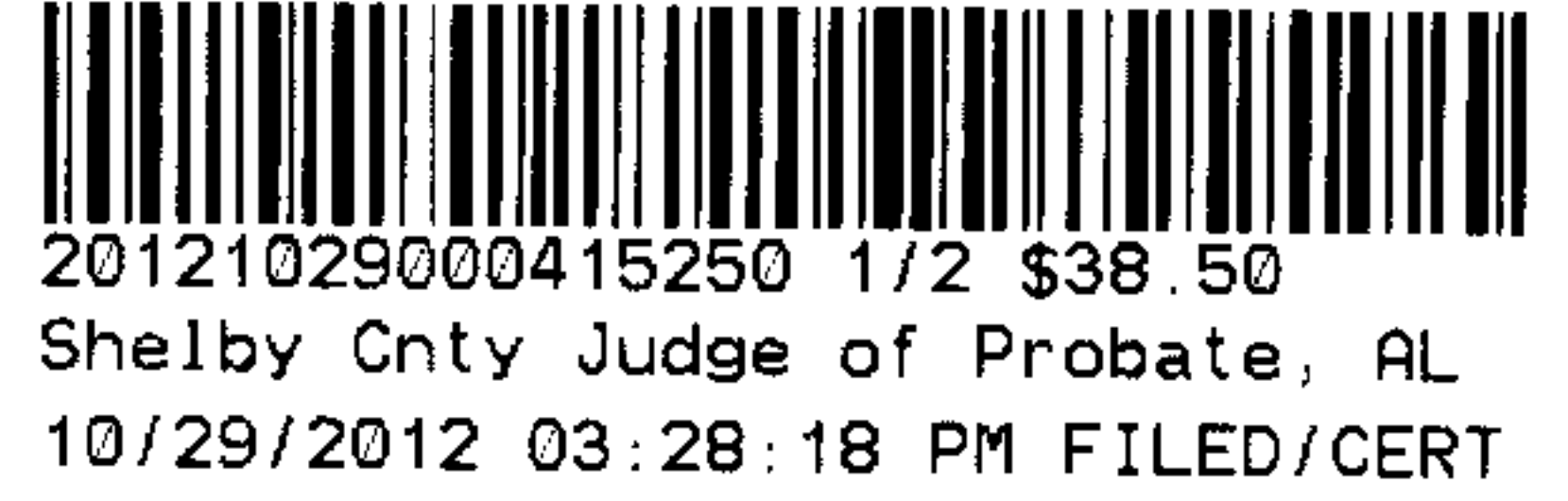
Shelby County, AL 10/29/2012  
State of Alabama  
Deed Tax: \$23.50

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Three Thousand, Four Hundred and no/100 Dollars(\$23,400.00), and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**Frank Ehrmantraut and wife, Ann Drennan**

(herein referred to as grantor) grant, bargain, sell and convey unto



**Frank Ehrmantraut and wife, Ann Drennan**

(herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the E 1/2 of the NW 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 1 West; thence run East along the North line thereof for 455.29 feet to the point of beginning; thence continue East along the North line of said 1/2 - 1/4 - 1/4 Section for 210.00 feet to the Northeast corner thereof; thence turn 89 degrees 48 minutes right and run South along the East line of said 1/2 - 1/4 - 1/4 Section a distance of 883.4 feet to a point; thence turn 90 degrees 12 minutes right and run West 210.00 feet; thence turn 89 degrees 48 minutes right and run North 833.4 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

Begin at the NE corner of the East 1/2 of the NW 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 1 West; run South 210 feet; thence West 210 feet; thence North 210 feet; thence East 210 feet to the point of beginning. Situated in Shelby County, Alabama.

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 23<sup>rd</sup> day of October, 2012.

*Frank Ehrmantraut*  
Frank Ehrmantraut

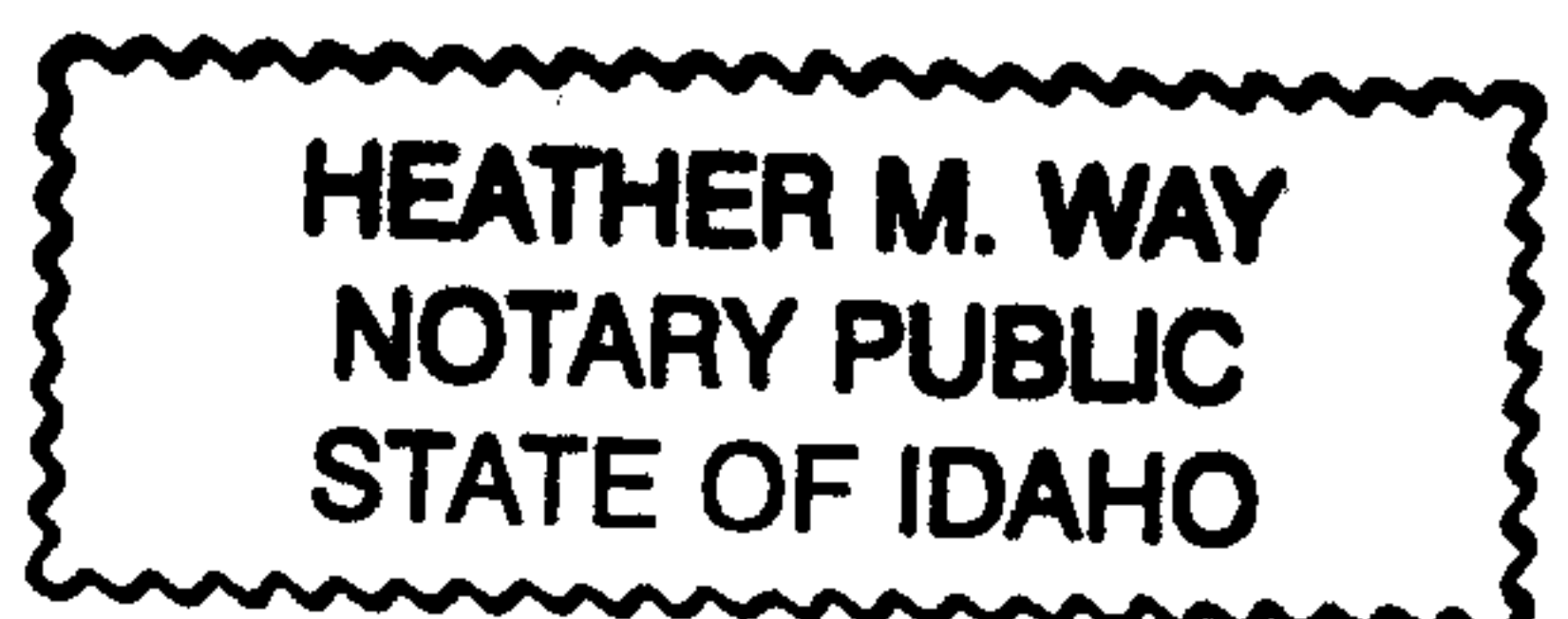
*Ann Drennan*  
Ann Drennan

STATE OF IDAHO )  
COUNTY OF Nez Perce )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Frank Ehrmantraut and wife, Ann Drennan**, 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 they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of October, 2012.

*Heather M Way*  
Notary Public



My commission expires: 5/14/18

Real Estate Sales Validation Form

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

Grantor's Name Frank Ehrmantraut
Mailing Address 501 Karin Ave
Lewisda, ID 83501

Grantee's Name Frank Ehrmantraut
Mailing Address 501 Karin Ave
Lewisda, ID 83501

Property Address

Date of Sale
Total Purchase Price \$
Or
Actual Value \$
Or
Assessors Market Value \$ 23,400.00

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 assessor's records

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 10/23/12

Print Frank Ehrmantraut

Unattested (verified by) [Signature]

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

