

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration THIRTY THOUSAND ONE HUNDRED AND 00/100 DOLLARS (\$30,100.00), and 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,

BRENDA WILLIAMS, A MARRIED MAN AND RACHEL WATKINS, A SINGLE WOMAN

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

JOSEPH DOBBS AND BEVERLY DOBBS

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

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to all easements, restrictions and rights-of-way of record.
This property constitutes no part of the homestead of the grantor, or of his/her spouse.
Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded 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 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 26 day of October, 2012.

Brenda Williams
Brenda Williams

Rachel Watkins
Rachel Watkins

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Brenda Williams

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 26 day of October, 2012.

Francis N. Spradlin
Notary Public
My Commission Expires: 3-19-16

Shelby County, AL 11/01/2012
State of Alabama
Deed Tax:\$7.00

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Rachel Watkins

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 26 day of October, 2012.

Francis N. Spradlin
Notary Public
My Commission Expires: 3-19-16

20121101000420060 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
11/01/2012 01:40:03 PM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 14, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF OLD STERRETT-VANDIVER ROAD (40 FOOT RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY 25 (80 FOOT RIGHT OF WAY) SAID POINT BEING A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 781.35 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC LENGTH OF 157.77 FEET, DELTA = 11 DEGREES 34 MINUTES 09 SECONDS, CHORD LENGTH = 157.50 FEET, CHORD BEARING = NORTH 83 DEGREES 15 MINUTES 16 SECONDS WEST TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN NORTH 88 DEGREES 12 MINUTES 28 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 75.40 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN NORTH 22 DEGREES 25 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 298.76 FEET TO A POINT ON THE RIGHT OF WAY LINE OF STERRETT-VANDIVER ROAD; THENCE RUN SOUTH 33 DEGREES 39 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 198.66 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 130.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC LENGTH OF 105.42 FEET, DELTA = 46 DEGREES 27 MINUTES 44 SECONDS, CHORD LENGTH = 102.55 FEET, CHORD BEARING = SOUTH 10 DEGREES 25 MINUTES 35 SECONDS EAST TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 12 DEGREES 48 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 8.83 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY CONTAINS 0.81 ACRES MORE OR LESS.


20121101000420060 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
11/01/2012 01:40:03 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 Brenda Williams
Mailing Address Mobile, Al

Grantee's Name Beverly Dobbs
Mailing Address 52180 Hwy 25
Vandiver, Al 35176

Property Address 52180 Hwy 25
Vandiver, Al
35176

Date of Sale 10/26/12
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 30,100.00

2/9 value 6688.00

* remainder of interest being conveyed on separate deed.

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 Appraisal

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 11/1/12

☐ Unattested
(verified by)

Print Beverly Dobbs
Sign Beverly Dobbs
(Grantor/Grantee/Owner/Agent) circle one



20121101000420060 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
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