

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Corey Beane
103 Jefferson Street
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20121105000422810 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
11/05/2012 10:51:57 AM FILED/CERT

That in consideration of Seventy Seven Thousand dollars and Zero cents (\$77,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Carolyn Jones, an unmarried widow (herein referred to as grantors) do grant, bargain, sell and convey unto Corey Beane and Brittanie Beane (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.
Carolyn Jones is the surviving grantee in that certain deed recorded in Instrument #20090204000036550, in the Probate Office of Shelby County, Alabama; the other grantee, Carol Jones having died on or about the 22nd day of October, 2012.
Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

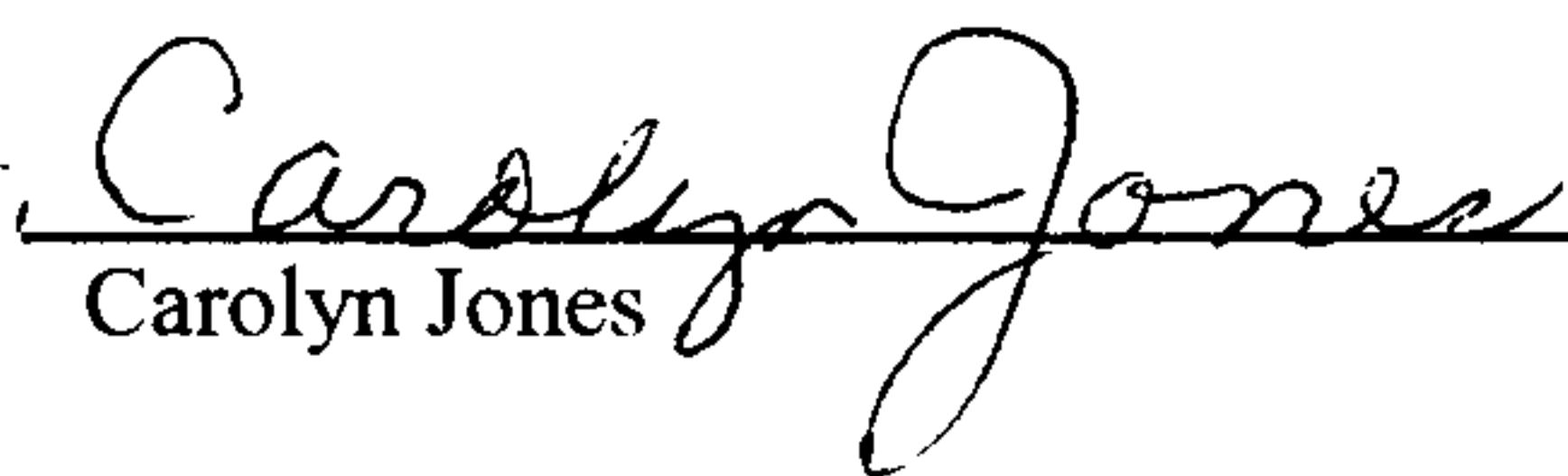
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$77,000.00of the purchase price was paid from the proceeds of a mortgage loan 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 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, 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, I have hereunto set my hand and seal, this 2nd day of November, 2012.

_____ (Seal)	 Carolyn Jones	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
	_____	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Carolyn Jones 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of November, 2012.

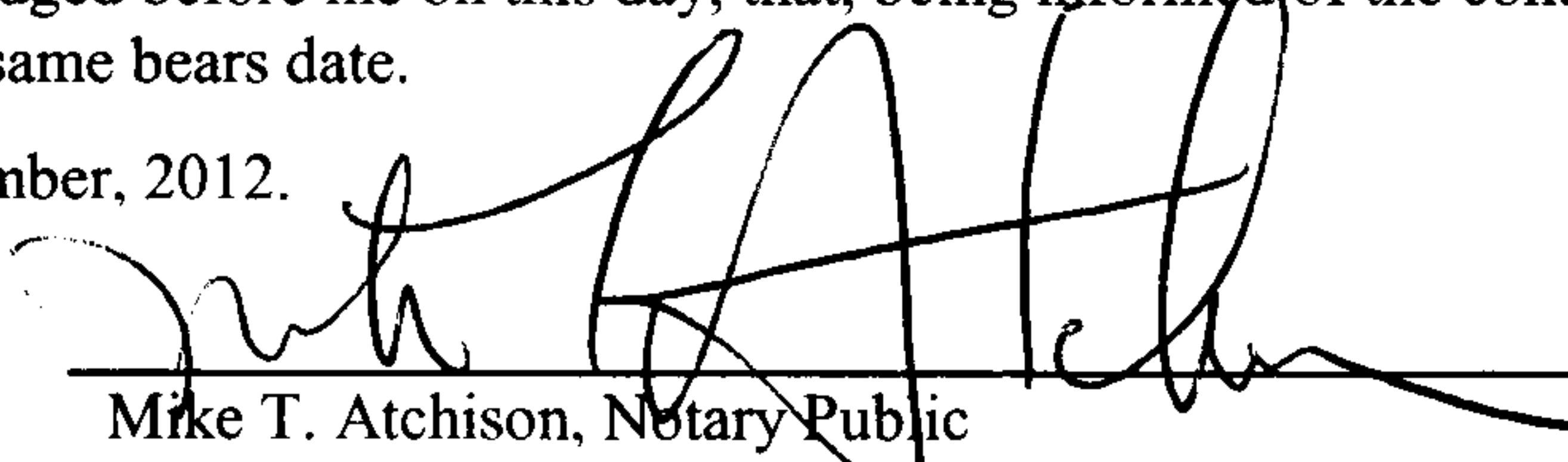

Mike T. Atchison, Notary Public

EXHIBIT A

A parcel of land lying in the Northwest 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of Section 25, Township 21 South, Range 1 West, and run South 45 degrees 10 minutes East for a distance of 1702.66 feet to a point; thence turn an angle of 27 degrees 29 minutes to the right and proceed in a Southerly direction along back of curb for a distance of 124.08 feet to a point, being the point of beginning of the property herein described; thence continuing in a Southerly direction along the back of curb, for a distance of 109.80 feet to a point; thence turn an angle of 92 degrees 17 minutes to the left and proceed in an Easterly direction for a distance of 89.77 feet to a point; thence turn an angle of 89 degrees 44 minutes to the left and proceed in a Northerly direction for a distance of 104.39 feet to a point; thence turn an angle of 86 degrees 46 minutes to the left and proceed in a Westerly direction for a distance of 86.00 feet to the point of beginning.

Situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name Carolyn Jones
Mailing Address 234 Cedar Ln
Columbiana AL
35051

Grantee's Name Corey Beane
Mailing Address 103 Jefferson St
Columbiana AL 35051

Property Address 103 Jefferson St
Columbiana
AL 35051

Date of Sale 11-2-01
Total Purchase Price \$ 77,000.00
Or
Actual Value \$ _____
Or
Assessors 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 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 11-2-12

Print ☒ Corey Beane

☐ Unattested _____
(verified by)

Sign ☒ Corey Beane
(Grantor/Grantee/Owner/Agent) circle one

20070469 8000 3556


20121105000422810 3/3 \$19.00
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