

SEND TAX NOTICE TO:

This instrument was prepared by:
(Name) SHELDON PERHACS, ATTORNEY AT LAW
(Address) 1607 21st Street South Birmingham, AL 35205

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -LAWYERS TITLE INSURANCE CORPORATION, BIRMINGHAM, AL

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE GOODS, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, We, Billy F. Ray, Sr. and wife, Cecelia Anne Ray (hereinafter referred to as "Grantor"), do grant, bargain, sell, and convey unto his daughters, Cecelia Roxanne Oaks, Ursula Denise Ray Kirkland, and Tracy Lynn Cost(hereinafter referred to as "Grantees"), as joint tenants, with right of survivorship, the following described real estate situated in ~~CHILTON~~ Shelby County, Alabama, to-wit:

Lot 21, in Block 2, according to the Map and Survey of Dunwar Estates, as recorded in Map Book 3, Page 154, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR OPINION

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 do for myself and for my heirs, executors, and administrators, covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that my 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 Billy F. Ray, Sr. and Cecelia Anne Ray have hereunto set their hands and seals this 8th day of November 2012.

Witnesses: Lauren Hood (SEAL)

Billy F. Ray SR. (SEAL)

Lauren Hood (SEAL)

[Signature] (SEAL)

STATE OF ALABAMA)

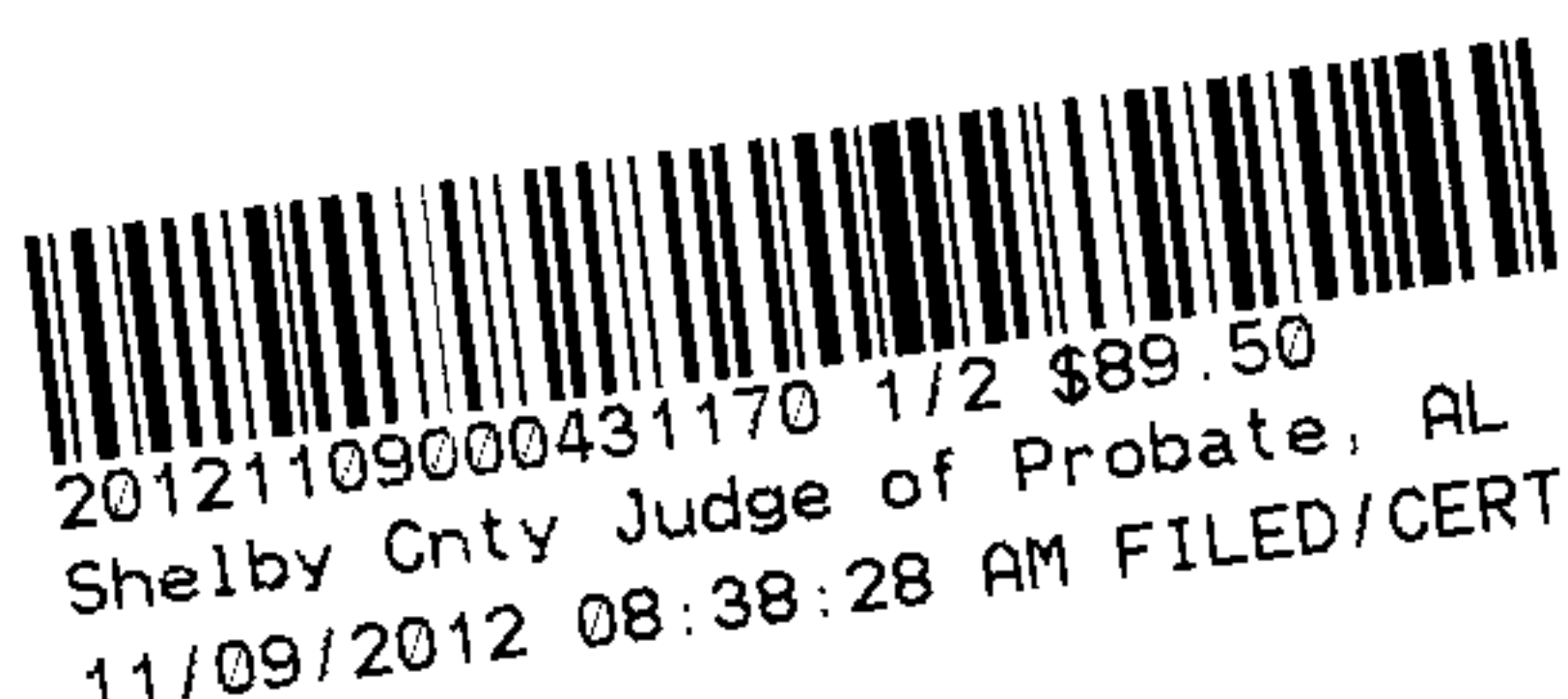
COUNTY OF SHELBY)

I, Carlene R. Hadaway, a Notary Public in and for said County, in said State, hereby certify that 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 8th day of November, 2012.

Carlene R. Hadaway
Notary Public

My Commission Expires Commission Expires Dec 1, 2013



Shelby County, AL 11/09/2012
State of Alabama
Deed Tax: \$73.50

Real Estate Sales Validation Form

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

Grantor's Name Billy F. Ray
Mailing Address 216 Dunwar Drive
Calera AL 35040

Grantee's Name Tracy Cost
Mailing Address 216 Dunwar Drive
Calera AL 35040

Property Address 216 Dunwar Drive
Calera AL 35040

Date of Sale 11/8/12
Total Purchase Price \$ _____



20121109000431170 2/2 \$89.50
Shelby Cnty Judge of Probate, AL
11/09/2012 08:38:28 AM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 73,020

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 11-9-12

Print Tracy Cost

☒ Unattested

Paula Porter
(verified by)

Sign Tracy Cost

(Grantor/Grantee/Owner/Agent) circle one