



20121109000432910 1/3 \$35.00
 Shelby Cnty Judge of Probate, AL
 11/09/2012 02:40:07 PM FILED/CERT

**INSTRUMENT PREPARED WITHOUT
 BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

Mitchell A. Spears
 Attorney at Law
 P O Box 119
 Montevallo AL 35115
 1-205-665-5076

Send Tax Notice to: **Raymond Haggins, Jr.**
Eunice Haggins
 P.O. Box 462
 Montevallo, AL 35115

MINIMUM VALUE: \$16,734.00 (1/3)

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR (\$1.00) and other good and valuable consideration**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Raymond Haggins, Jr. and wife, Eunice Haggins, whose address is P.O. Box 462, Montevallo, Alabama 35115

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

Raymond Haggins, Jr., Eunice Haggins and Eric R. Haggins, whose address is P.O. Box 462, Montevallo, Alabama 35115

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama, the address of which is 181 Mulberry Street, Montevallo, Alabama 35115, to-wit:

Lot No. 9 according to Merchant Melton Subdivision, according to map as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 76, being situated in the S½ of NE¼ of SW¼, Section 17, Township 22 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO: All rights, easements and reservations of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 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 8th day of November, 2012.

Raymond Haggins, Jr.
Raymond Haggins, Jr.


Eunice Haggins
Eunice Haggins

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **RAYMOND HAGGINS, JR. and EUNICE HAGGINS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 8th day of November, 2012.

Kristal Fochtran
Notary Public
My Commission Expires: 8/11/2014


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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Raymond Haggins, Jr.
Mailing Address Eunice Haggins
P.O. Box 462
Montevallo, AL 35115

Grantee's Name Raymond Haggins, Jr.
Mailing Address Eunice Haggins
Eric R. Haggins
P.O. Box 462
Montevallo, AL 35115

Property Address 181 Mulberry Street
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ 16,734.00 (1/3)

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 Assessment 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 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).

Attested by: _____

Print Raymond Haggins, Jr.
Sign *Raymond Haggins, Jr.*
(Grantor/Grantee/Owner/Agent, circle one)

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 8th day of November, 2012.

Kristal Fortson
Notary Public
My commission expires: 8/11/14

