

46395

Shelby



20121126000449440 1/4 \$101.00
Shelby Cnty Judge of Probate, AL
11/26/2012 02:22:56 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNINGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Ronald L. Sharit
Dianne J. Sharit
2109 Aaron Road
Pelham, AL 35124

Source of Title Deed Book 2009, 435050

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred twenty two thousand, nine hundred and 00/100 (\$222,900.00) Dollars (the entire amount of which is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Carrie P. Taylor and Dylan G. Taylor, wife and husband (herein referred to as grantors) do grant, bargain, sell and convey unto Ronald L. Sharit and Dianne J. Sharit, husband and wife (herein referred to as GRANTEEES) 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 incorporated herein.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE\$ as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this November 9th, 2012.



Carrie P. Taylor (SEAL)



Dylan G. Taylor (SEAL)

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carrie P. Taylor and Dylan G. Taylor, wife and husband, whose name(s) 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 the same bears date.

Given under my hand and official seal on November 9th, 2012.



NOTARY PUBLIC

My commission expires: Jan 19th 2014



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Exhibit A

A portion of land situated in the NW 1/4 of the NE 1/4 and in the NE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, and being more particularly described as follows: Commence at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama; thence run South along the West line of said 1/4 1/4 section a distance of 994.92 feet; thence turn left 87 degrees 54 minutes 45 seconds and run East a distance of 25.01 feet to the point of beginning; thence continue along the last described course a distance of 237.11 feet; thence turn right 87 degrees 38 minutes 08 seconds and run South a distance of 40.0 feet; thence turn Right 62 degrees 31 minutes 58 seconds and run Southwesterly a distance of 250.83 feet to the Easterly right of way line of a Public Road; thence turn right 105 degrees 13 minutes 53 seconds and run Northwesterly along said right of way line a distance of 41.95 feet to a point of curve to the left, said curve having a radius of 145.09 feet, and an interior angle of 19 degrees 41 minutes 02 seconds; thence continue Nortwesterly along said right of way line an arc distance of 49.95 feet to the point of tangency; thence continue Northwesterly along said right of way line a distance of 66.88 feet; thence turn right 97 degrees 47 minutes 03 seconds and run Northeasterly a distance of 53.20 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressCarrie P. Taylor
2109 Aaron Road
Pelham, AL 35124Grantee's Name
Mailing AddressRonald L. Sharif
416 Alverson Ave
Albertville, AL 35950

Property Address

2109 Aaron Road
Pelham, AL 35124

Date of Sale

11-9-12

Total Purchase Price

\$ 222,900.00

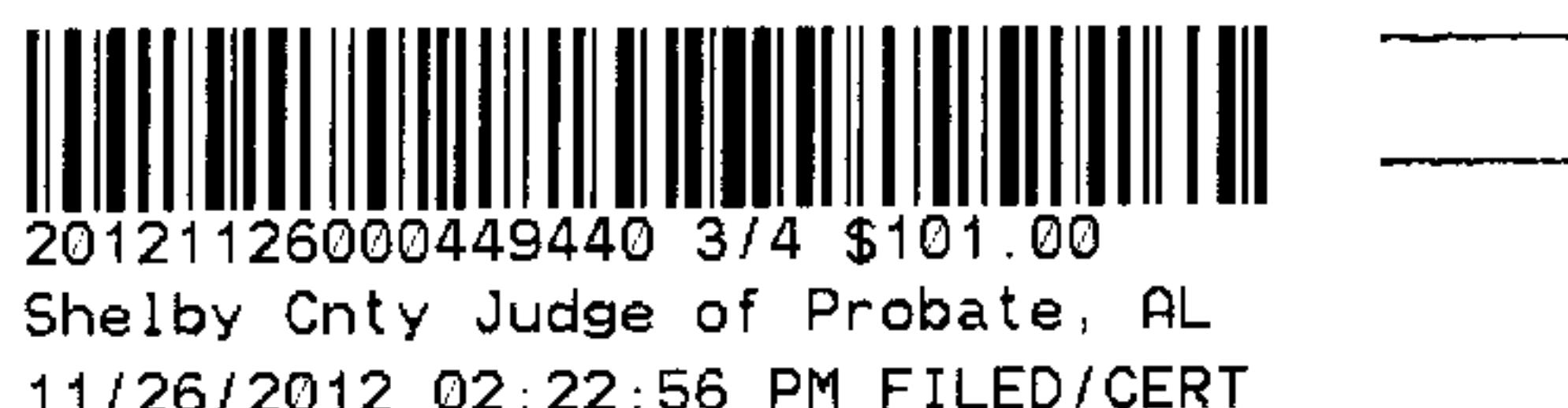
or

Actual Value

\$

or

Assessor's 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 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 11-9-12Print Carrie P. Taylor and Dylan G. Taylor Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Grantor's: Dylan G. Taylor
2109 Aaron Road
Pelham, AL 35124

Grantee's: Diunne J. Sharit
416 Alverson Ave
Albertville, AL 35950



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