

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**


20121219000485030 1/3 \$165.50
Shelby Cnty Judge of Probate, AL
12/19/2012 11:52:41 AM FILED/CERT

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: **Robert E. Butterworth**
Debra Fields Butterworth
348 Willow Crest Lane
Hoover, AL 35244

MINIMUM VALUE: \$146,500.00 (1/2)

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,

Robert Butterworth (aka Robert E. Butterworth) and wife, Debra Fields Butterworth,
whose address is **348 Willow Crest Lane, Hoover, Alabama 35244**

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

Robert E. Butterworth and wife, Debra Fields Butterworth, whose address is 348 Willow Crest Lane, Hoover, Alabama 35244

(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 **348 Willow Crest Lane, Hoover, Alabama 35244**, to-wit:

Lot 29, in Block 1, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- **Easements and restrictions of record and subject to current taxes, a lien but not yet payable.**
- **Mineral and mining rights excepted, not owned by grantor.**

SOURCE OF TITLE: Warranty Deed, Jointly for Life with Remainder to Survivor,
recorded at Instrument No. **20070906000418820**, Probate Office, Shelby County, Alabama.

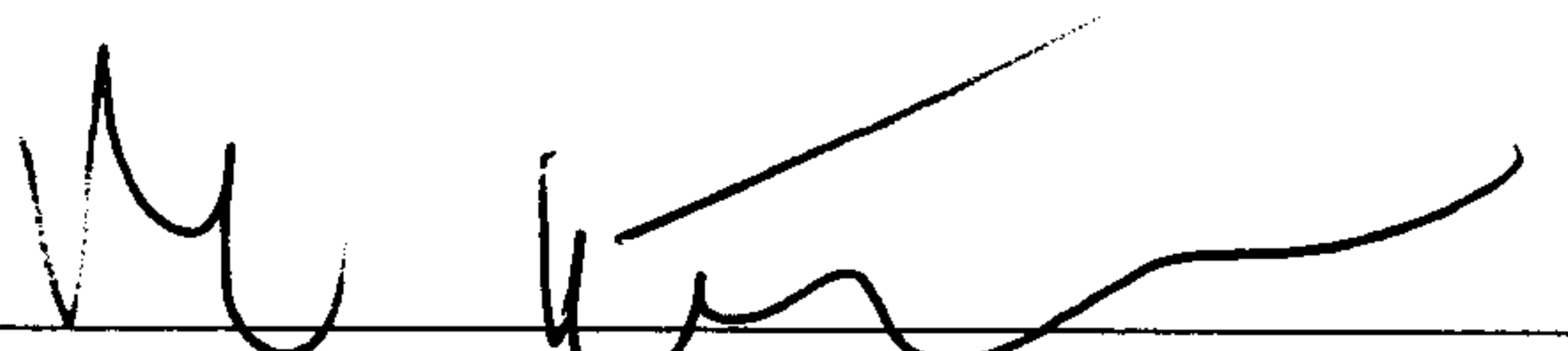
**CAROL BUTTERWORTH, A GRANTEE NAMED WITHIN THE ABOVE
REFERENCED SOURCE OF TITLE, DECEASED ON OR ABOUT FEBRUARY 5, 2009.**

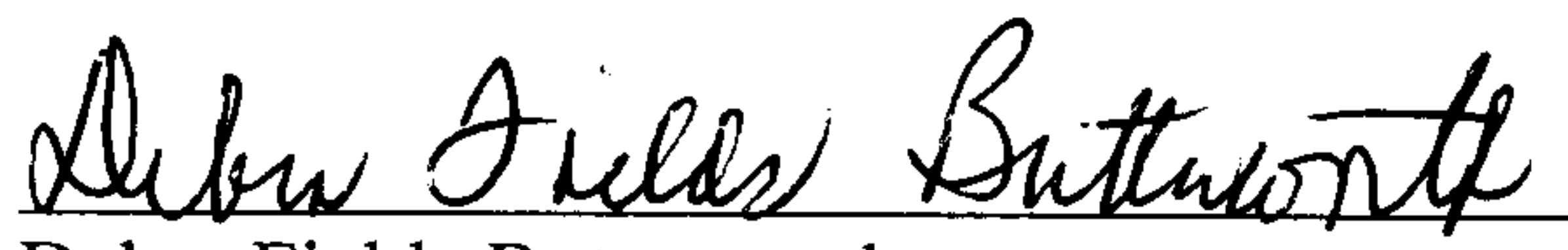
**ROBERT BUTTERWORTH, WHO IS A GRANTEE IN THE ABOVE REFERENCED
SOURCE OF TITLE, IS ONE AND THE SAME PERSON AS ROBERT E.
BUTTERWORTH.**

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 18th day of December, 2012.

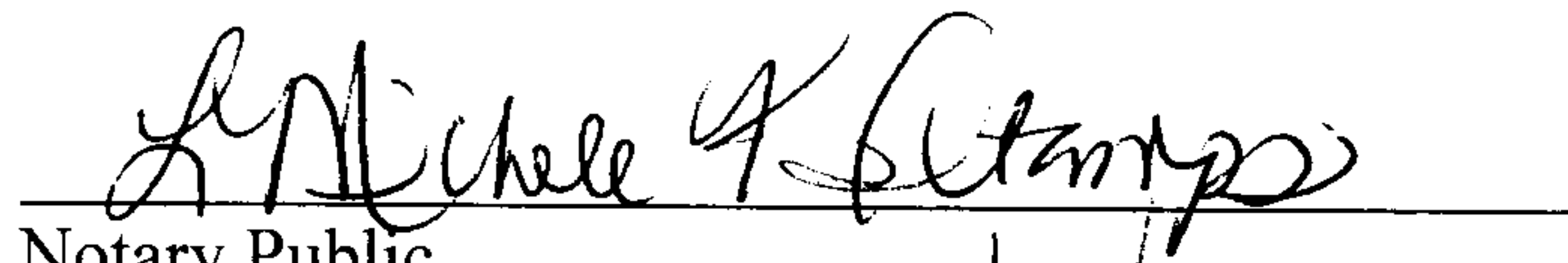

Robert Butterworth


Debra Fields Butterworth

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Robert Butterworth and Debra Fields Butterworth**, 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 18th day of December, 2012.


Notary Public
My Commission Expires: 5/17/2015


20121219000485030 2/3 \$165.50
Shelby Cnty Judge of Probate, AL
12/19/2012 11:52:41 AM FILED/CERT

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 Robert Butterworth
Mailing Address 348 Willow Crest Lane
Hoover, AL 35244

Grantee's Name Robert E. Butterworth
Mailing Address Debra Fields Butterworth
348 Willow Crest Lane
Hoover, AL 35244

Property Address 348 Willow Crest Lane
Hoover, AL 35244

Date of Sale _____
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ 146,500.00 (1/2)



20121219000485030 3/3 \$165.50
Shelby Cnty Judge of Probate, AL
12/19/2012 11:52:41 AM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessment Records
☐ Closing Statement

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).

Verified by: _____

Print Robert Butterworth
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 18th day of December, 2012.

[Signature]
Notary Public
My commission expires: 5/17/2015