

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
John O Barden
206 Cleversprings Way
Lot # 2 51
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **Forty Five Thousand Two Hundred Fifty Dollars AND NO/00 DOLLARS (\$45,250.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **John O. Barden, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **John O. Barden and Janice Kay Dinda (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

See Attached Exhibit A for Legal Description

SUBJECT TO:

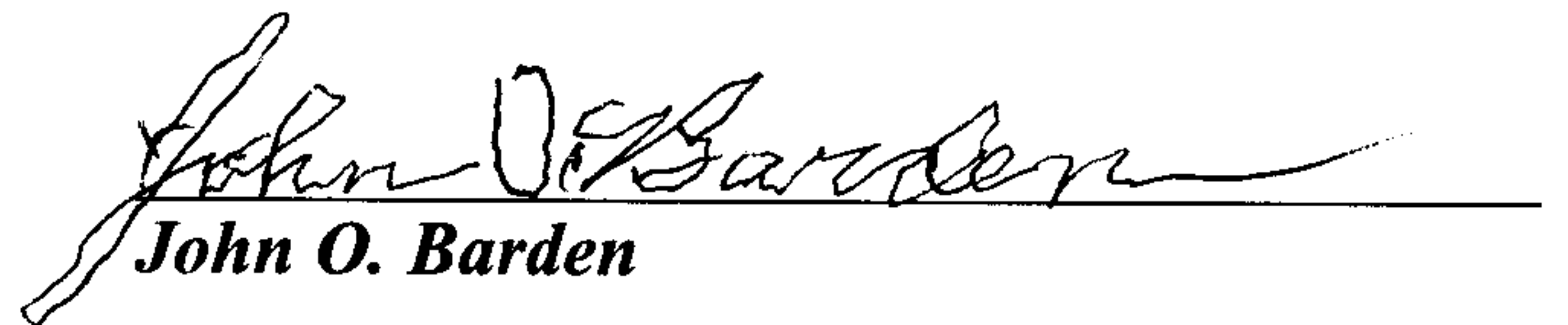
1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving grantee in Deed Book 304, Page 964. The other grantee, Wilma D. Barden is deceased having died on October 8, 1998.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17TH day of January, 2013.

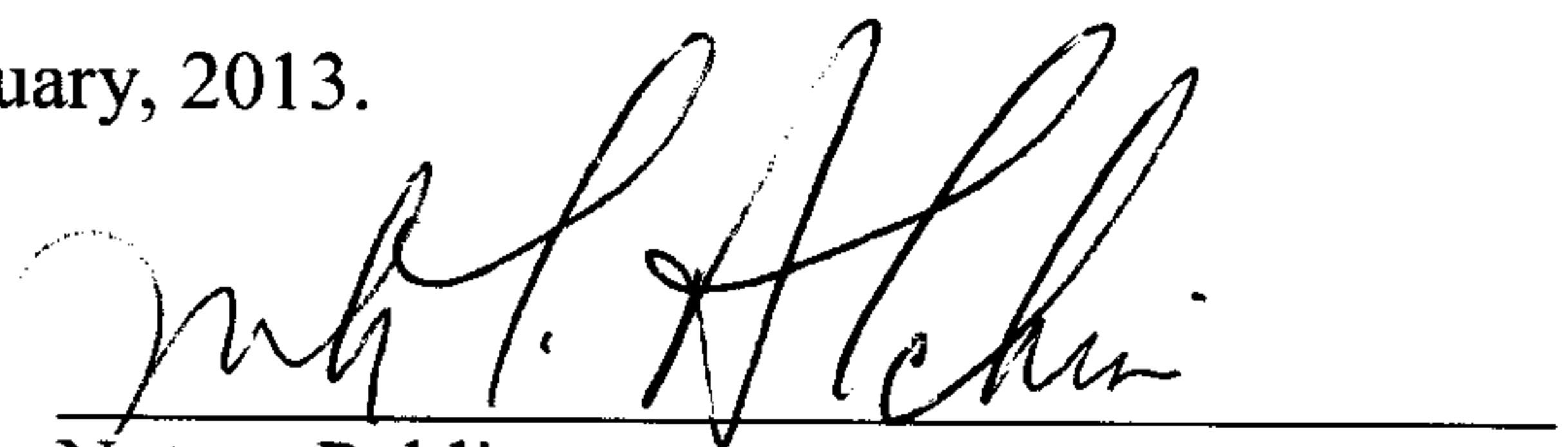

John O. Barden

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **John O Braden**, 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 17th day of January, 2013.


20130123000029750 1/3 \$63.50
Shelby Cnty Judge of Probate, AL
01/23/2013 09:38:42 AM FILED/CERT


Notary Public
My Commission Expires: 10-16-12

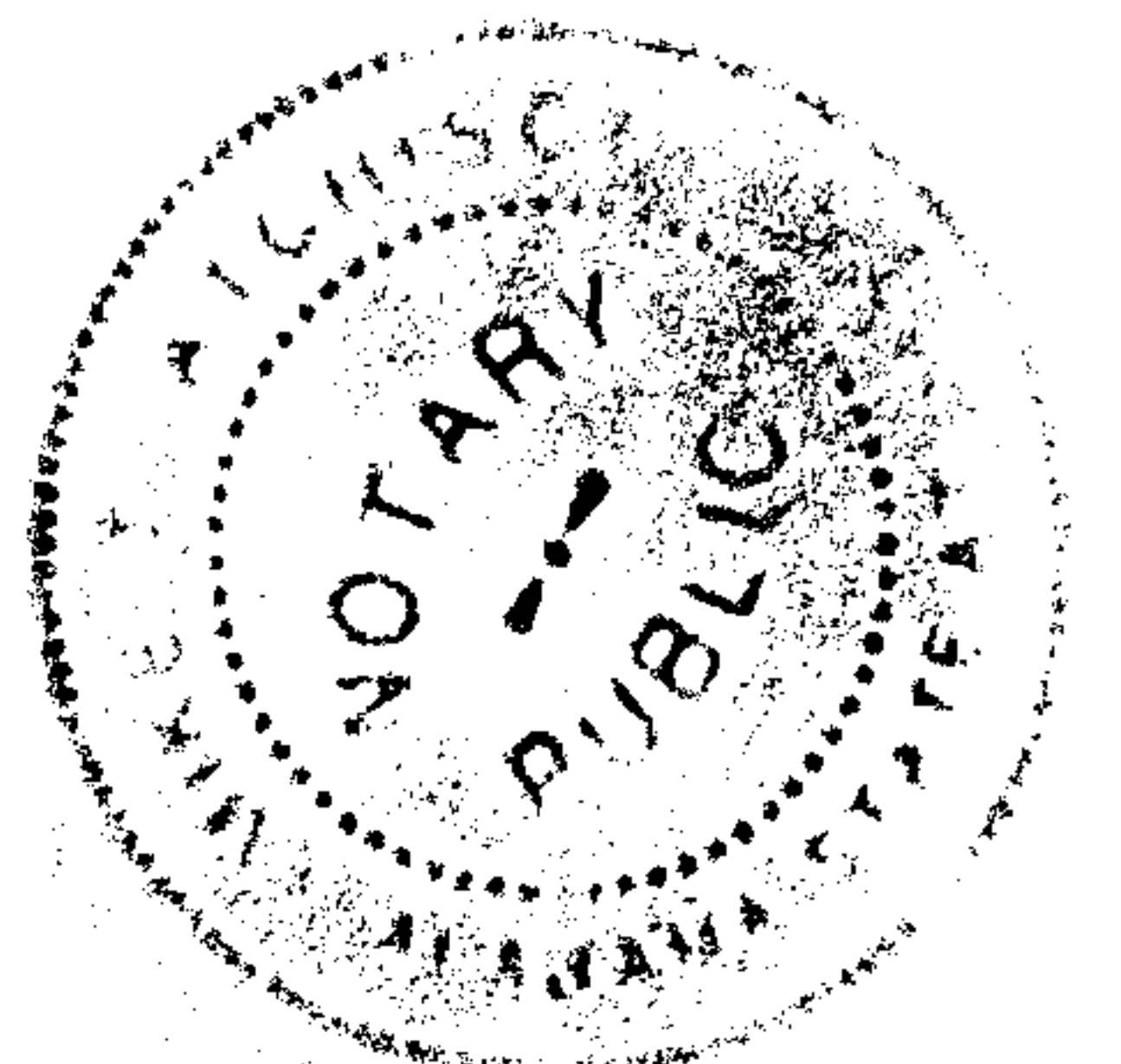
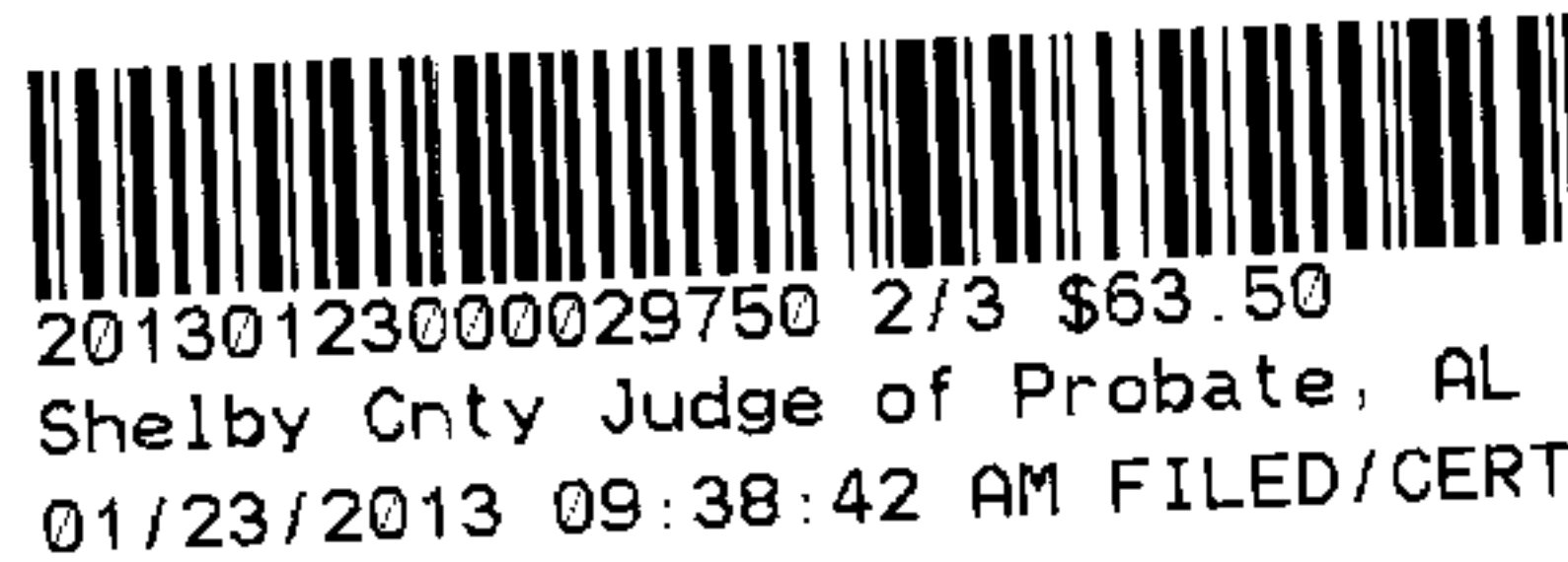


Exhibit A
Legal Description

Commence at the SE corner of Section 23, Township 21 South, Range 1 West (Iron bar found in place) and run Westerly along the South boundary of said Section a distance of 420.61 feet to a point on the East margin of Main Street (Iron pin back of curb) thence turn an angle of 90 degrees 02 minutes 37 seconds to the right and run in a Northerly direction along the said East margin of Main Street a distance of 155.0 feet to the point of beginning; thence continue along said East margin of Main Street along the same line of direction for a distance of 84.41 feet to a point; thence turn an angle of 88 degrees 06 minutes 04 seconds to the right and run Easterly a distance of 287.19 feet to a point; thence turn an angle of 89 degrees 52 minutes 34 seconds to the right and run Southerly a distance of 75.74 feet to a point; thence turn an angle of 90 degrees to the right and run Westerly a distance of 114.0 feet to a point; thence turn an angle of 87 degrees 58 minutes 38 seconds to the left and run Southerly a distance of 8.0 feet to a point; thence turn an angle of 87 degrees 58 minutes 38 seconds to the right and run Westerly a distance of 175.88 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West.

According to the survey of Lewis H. King, Jr., Registered Land Surveyor #12487, dated September 10, 1983.



Real Estate Sales Validation Form

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

Grantor's Name John Barden Grantee's Name Janice Onda
Mailing Address 313 N Main St Mailing Address 206 Clear Springs Way
Columbiana AL Lot 2
35051 Shelby, Ala 35143
Property Address _____ Date of Sale 1-17-13
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 45,250.00
(1/2 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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement tax website

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 17 Jan 2013

Print John O. Barden

Unattested _____
(verifier by)

S. John O. Barden
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 01/23/2013
State of Alabama
Deed Tax: \$45.50

20130123000029750 3/3 \$63.50
Shelby Cnty Judge of Probate, AL
01/23/2013 09:38:42 AM FILED/CERT