

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE OR SURVEY.**

SEND TAX NOTICE TO:

Mr. C. E. Cherry  
535 Highway 331  
Columbiana, Alabama 35051

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE  
P.O. Box 587  
Columbiana, Alabama 35051

**WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**


That in consideration of **ONE AND 00/100 DOLLAR (\$1.00)** and **other good and valuable considerations** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **C. E. CHERRY**, a single man, (herein referred to as grantor) does grant, bargain, sell and convey unto **C. E. CHERRY and KENNETH WAYNE CHERRY**, (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SE 1/4 of the SE 1/4 of Section 11, Township 21, Range 2 West, and more particularly described as follows, to-wit: Begin at the south-east corner of Section 11, Township 21, Range 2 West and run North along the section line 420 feet; thence West 420 feet, thence South 420 feet, to the Section line and thence East along the section line 420 feet to point of beginning and containing 4 acres.

**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 grantor does for himself, and for his successors and

Shelby County, AL 02/15/2013  
State of Alabama  
Deed Tax: \$8.50

  
20130215000065780 1/3 \$26.50  
Shelby Cnty Judge of Probate, AL  
02/15/2013 10:59:50 AM FILED/CERT

assigns covenant with the said grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that subject property is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his successors, assigns, heirs, executors, personal representatives and administrators warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, grantor has hereunto set his hand and seal this the 8<sup>th</sup> day of February, 2013.

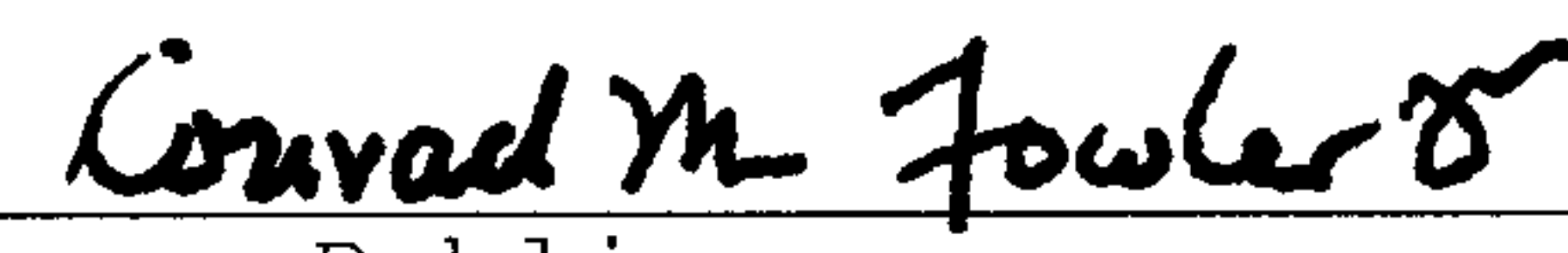
  
C. E. CHERRY

STATE OF ALABAMA      )

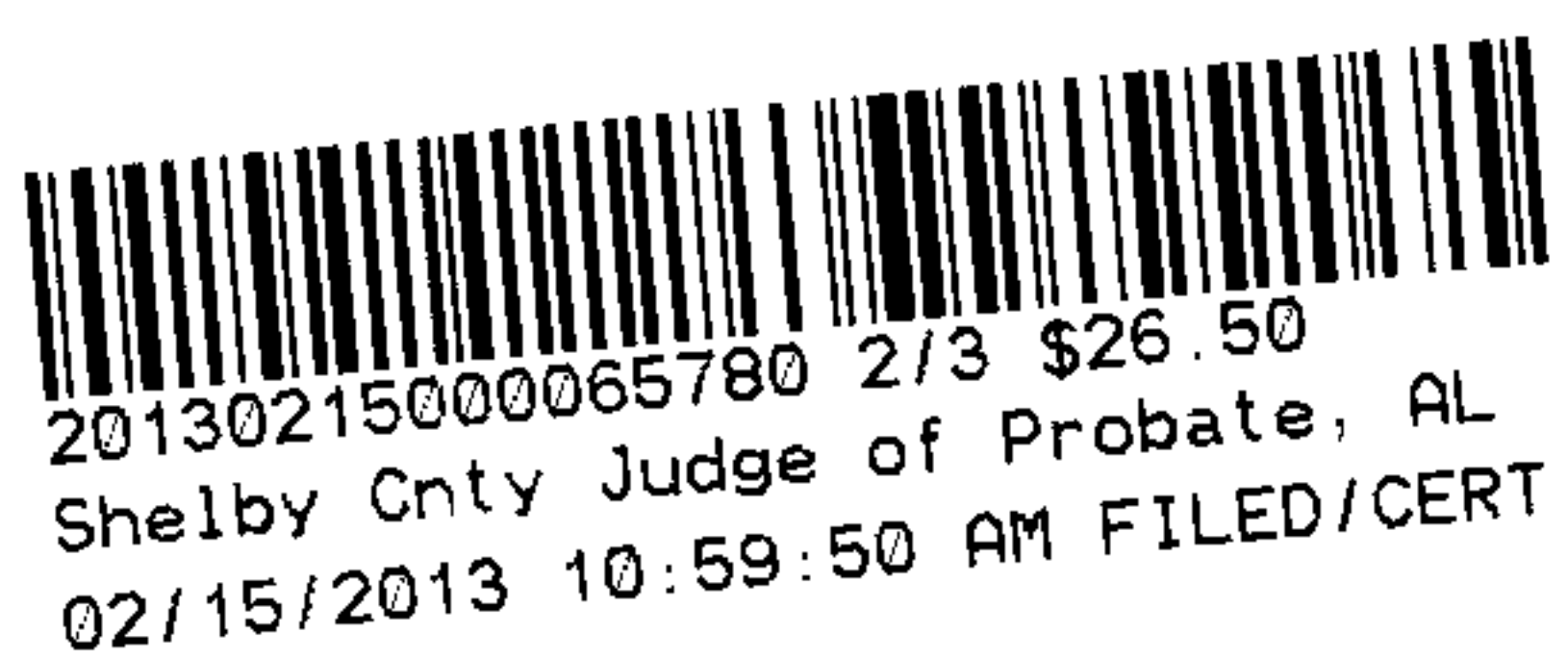
COUNTY OF SHELBY      )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **C. E. CHERRY**, a single man, 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 8<sup>th</sup> day of February, 2013.

  
Notary Public

My Commission Expires: 8/8/16





# Real Estate Sales Validation Form

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

Grantor's Name C. E. Cherry  
Mailing Address 535 Hwy 331  
Columbiana, AL 35051

Grantee's Name Cherry, C. E. : Cherry  
Mailing Address Kenneth Wayne  
535 Hwy 331  
Columbiana, AL 35051

Property Address 535 Hwy 331  
Columbiana, AL  
35051

Date of Sale 2/8/2013  
Total Purchase Price \$  
or  
Actual Value \$

1/2 value 0,270.00

Assessor's Market Value \$ 16,540

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 2/15/13

Print Kenneth W. Cherry

☒ Unattested

Sign Kenneth W. Cherry

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

