

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Anthony B. Thompson  
533 Washboard Road  
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifteen Thousand dollars and Zero cents (\$115,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jackie Howell Cates, as Personal Representative of The Estate of John Howell Cates, deceased, Probate Case # PR-2010-000028 and James Michael Cates, as devisee under the will of John Howell Cates, deceased, Probate Case #PR-2010-000028 (herein referred to as grantors) do grant, bargain, sell and convey unto Anthony B. Thompson and Julie A. Thompson (herein referred to as GRANTEES) 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 MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

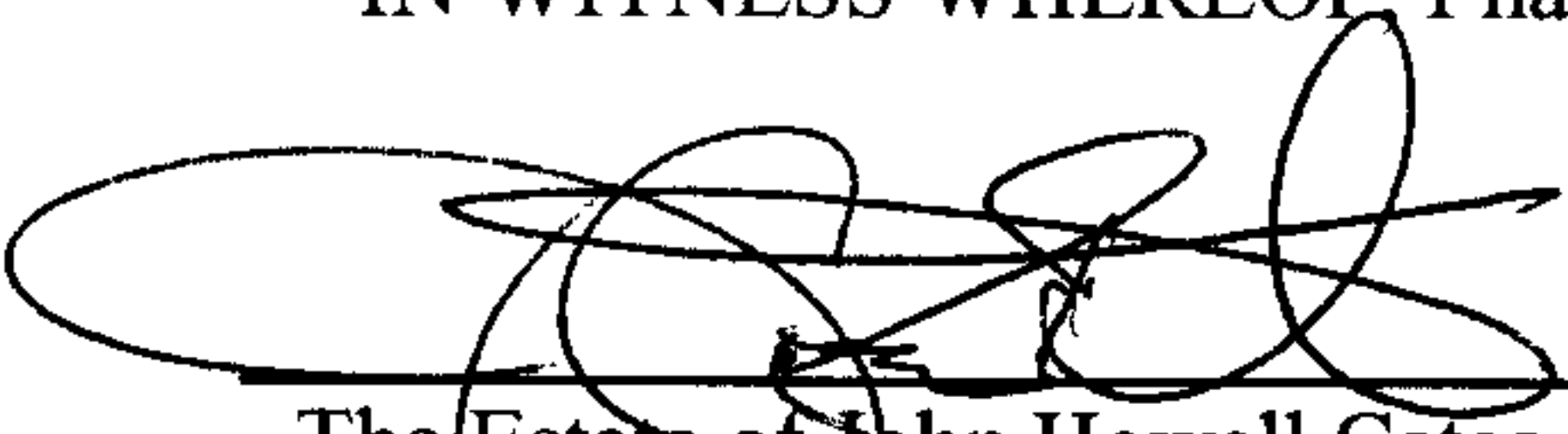
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

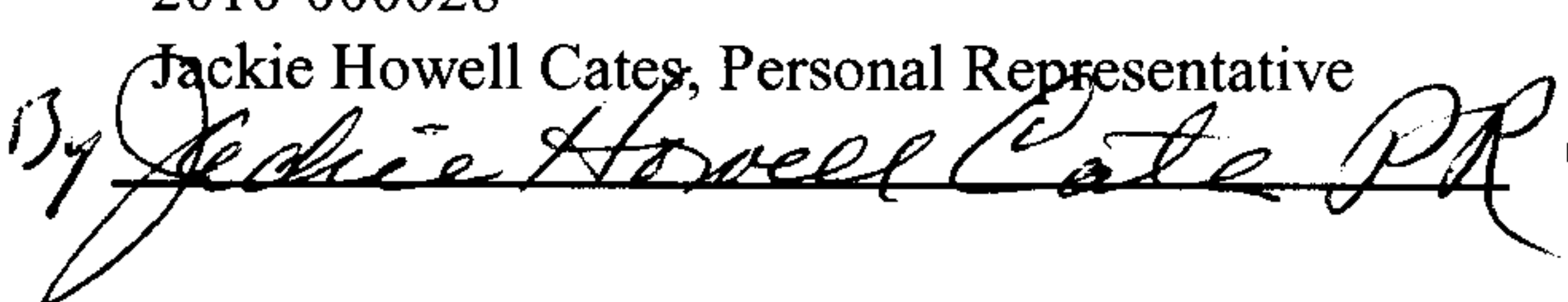
\$102,500.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 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 15th day of February, 2013.

  
\_\_\_\_\_  
The Estate of John Howell Cates, Case #PR-2010-000028  
James Michael Cates, Devisee  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
(Seal)  
(Seal)

\_\_\_\_\_  
The Estate of John Howell Cates, Case #PR-2010-000028  
Jackie Howell Cates, Personal Representative  
  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA

}

General Acknowledgment

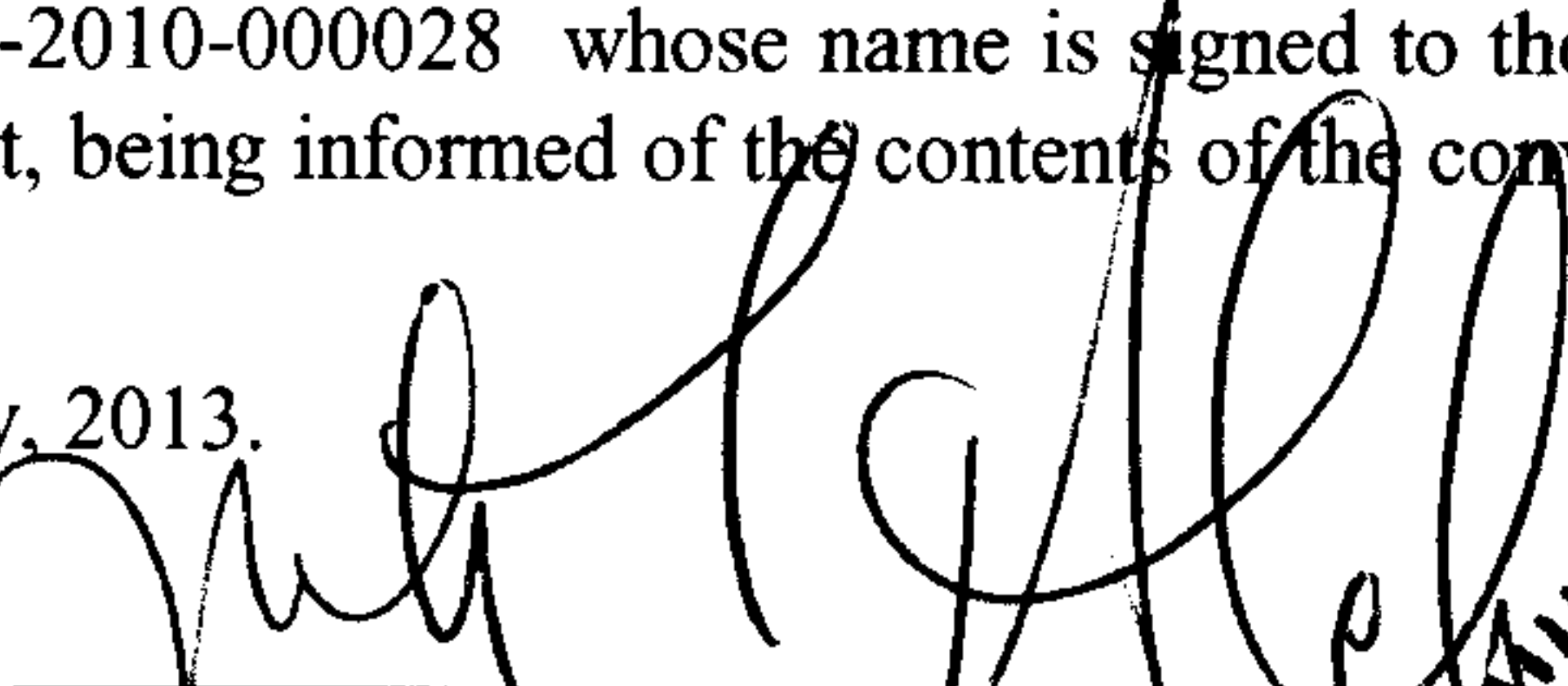
Shelby County, AL 02/18/2013  
State of Alabama  
Deed Tax: \$12.50


COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jackie Howell Cates, as Personal Representative of The Estate of John Howell Cates, deceased, Probate Case # PR-2010-000028 and James Michael Cates, as devisee under the will of John Howell Cates, deceased, Probate Case #PR-2010-000028 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of February, 2013.

My Commission Expires: 10-4-16

  
\_\_\_\_\_  
Notary Public

  
20130218000067700 1/3 \$30.50  
Shelby Cnty Judge of Probate, AL  
02/18/2013 10:41:49 AM FILED/CERT

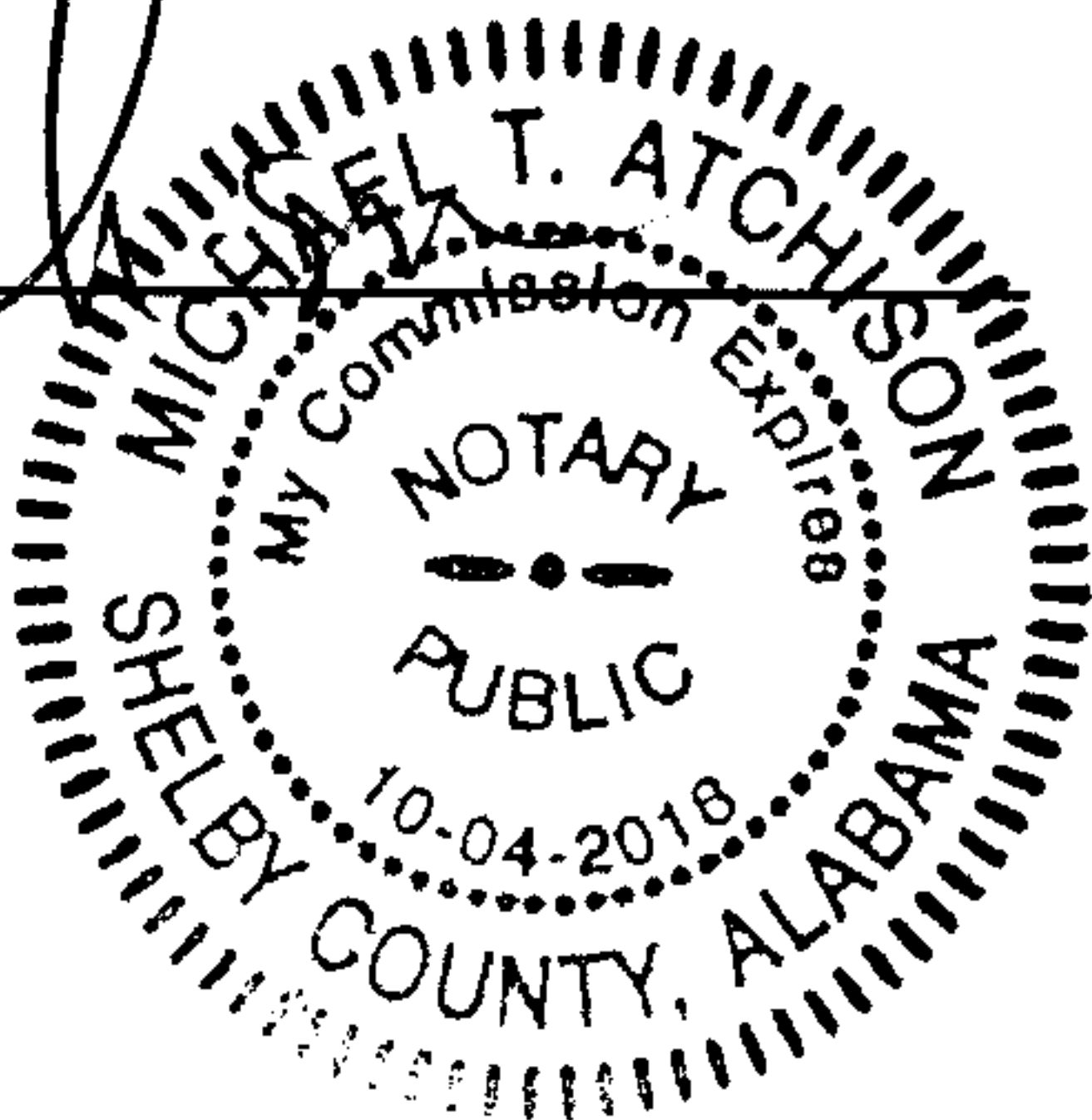
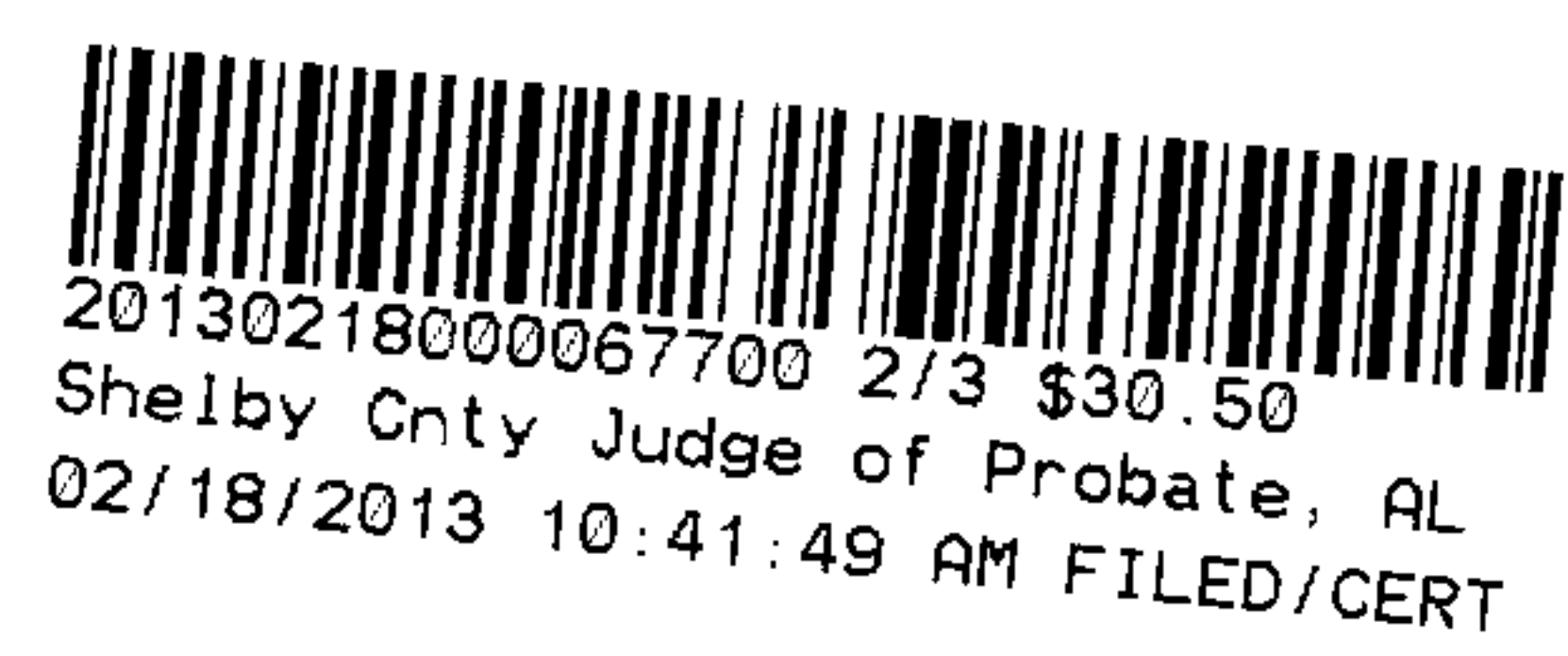


EXHIBIT A

Commence at the Southeast corner of the SW ¼ of the SW ¼ of Section 18, Township 21 South, Range 1 East; thence run West along the South line of said ¼ - ¼ Section a distance of 312.29 feet to the point of beginning; thence turn an angle of 43 degrees 30 minutes 23 seconds to the right and run a distance of 87.15 feet; thence turn an angle of 46 degrees 29 minutes 35 seconds to the left and run a distance of 227.00 feet; thence turn an angle of 65 degrees 31 minutes 36 seconds to the right and run a distance of 194.67 feet; thence turn an angle of 111 degrees 13 minutes 24 seconds to the right and run a distance of 209.17 feet; thence turn an angle of 66 degrees 29 minutes 37 seconds to the left and run a distance of 50.74 feet to a point on the Northwest margin of a 60.00-foot road easement; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 56.95 feet to the point of beginning.  
Situating in the SW ¼ of SW ¼ of Section 18, Township 21 South, Range 1 East, Huntsville Meridian, 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 Jackie Howell Cates  
Mailing Address 24515 Hwy 25  
Columbiana AL  
35051

Grantee's Name Anthony B. Thompson  
Mailing Address 533 Washboard Rd  
Columbiana AL  
35051

Property Address 533 Washboard Rd  
Columbiana AL  
35051

Date of Sale 2-15-13  
Total Purchase Price \$ 115,000.00  
Or  
Actual Value \$  
Or  
Assessors 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 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

Unattested  
(verified by)

Print Jackie H. Cates  
Sign 1 Jackie H. Cates  
(Grantor/Grantee/Owner/Agent) circle one

