

This instrument was prepared by:
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101 West College
Columbiana, AL 35051

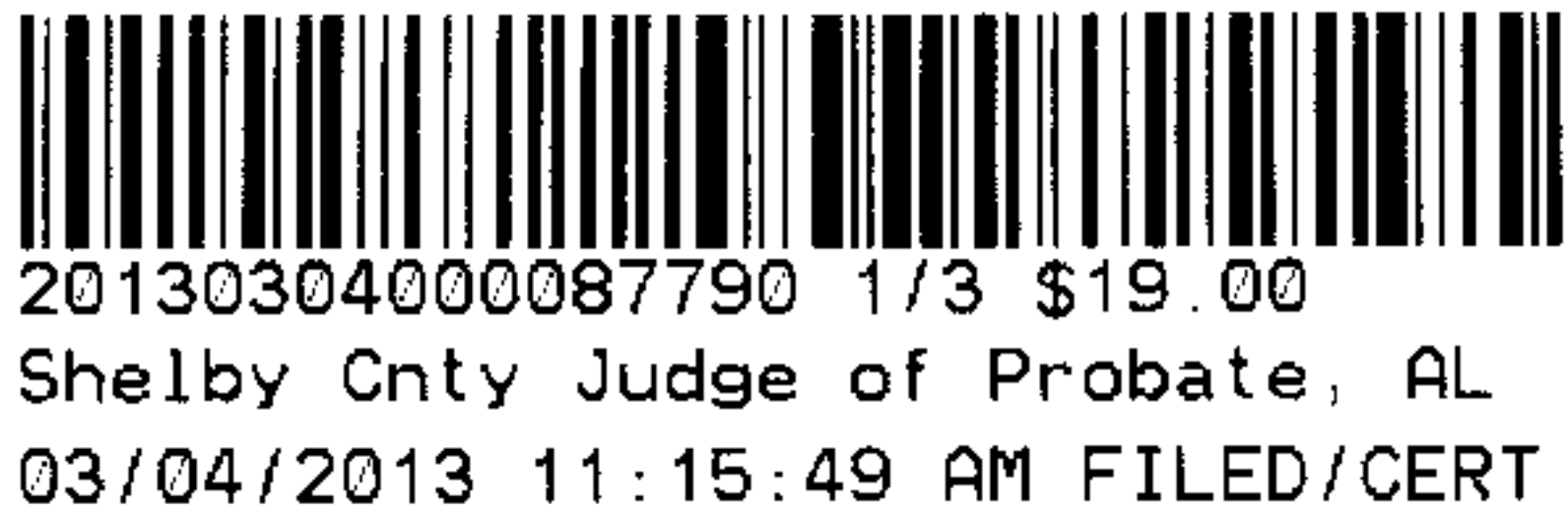
Send Tax Notice To: Robert K. Honeycutt Jr
2670 Mooney Rd
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Eighty Six Thousand Five Hundred dollars and Zero cents (\$86,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Michael E. Northcutt and wife, Jenny L. Northcutt (herein referred to as grantors) do grant, bargain, sell and convey unto Robert K. Honeycutt Jr and Christy Ray (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.

\$88,265.00of 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, we have hereunto set our hands and seals, this 1st day of March, 2013.

_____(Seal) Michael E. Northcutt _____(Seal)

_____(Seal) Jenny L. Northcutt _____(Seal)

_____(Seal) _____(Seal)

_____(Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael E. Northcutt and wife, Jenny L. Northcutt 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 the same bears date.

Given under my hand and official seal this 1st day of March, 2013.

My Commission Expires: 10-4-16

Notary Public

EXHIBIT A

Commence at the Northwest Corner of the SW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 East; thence run southerly along the west boundary of said 1/4-1/4 for 396.12 feet to a point; thence turn an angle of 91 degrees 31 minutes to the left and run easterly along the north boundary of Lot 1, Alexander Acres (as recorded in Map Book 9, Page 173, in the Office of Probate, Shelby County, Columbiana, Alabama) for 592.67 feet to a point, being the point of beginning of the parcel herein described; thence continue along the last described course for 238.20 feet to a point; thence turn an angle of 90 degrees to the left and run 120.00 feet to a point; thence turn an angle of 90 degrees to the right and run 231.81 feet to the point of intersection with the West right of way line of County Highway 61; thence turn an angle of 66 degrees 42 minutes 47 seconds to the left and run along said right of way for 232.37 feet to the point of intersection with the south right of way line of County Highway 78; thence turn an angle of 113 degrees 02 minutes 25 seconds to the left and run along said south right of way line of County Highway 78 for 554.99 feet to a point; thence turn an angle of 89 degrees 04 minutes 44 seconds to the left and run 335.80 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SE 1/4, Section 32, Township 21 South, Range 1 East, Shelby County, Alabama.

According to the survey of John Gary Ray, Reg. P.E. & L.S. #12295 dated, April 24, 1995.

LESS AND EXCEPT property conveyed in deed recorded in Inst. No. 2006012500041750 and Inst. No. 20090408000129970, in Probate Office, Shelby County, Alabama.



20130304000087790 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/04/2013 11:15:49 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Michael Northcutt Grantee's Name Robert Honeycutt
Mailing Address 169 Grand Oaks Blvd Mailing Address 2670 Murrey Rd
Millbrook AL Columbiana AL
36054 35051

Property Address 2670 Murrey Rd Date of Sale 3-1-13
Columbiana Total Purchase Price \$ 86,500.00
AL 35051 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 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 3-1-13

☐ Unattested _____
(verified by)

Print Robert Honeycutt
Sign Robert Honeycutt
(Grantor/Grantee/Owner/Agent) circle one

