

This instrument was prepared by:  
Anthony D. Snable, Attorney  
Snable, Chaney & Snable, LLC  
2112 11<sup>th</sup> Avenue South, Suite 528  
Birmingham, AL 35205

Send Tax Notices to:  
Marlene Wiley  
Crystal Wiley  
50 Blossom Street  
Montevallo, AL 35115

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

STATE OF ALABAMA     )

JEFFERSON COUNTY     )

*Recording  
Value  
\$43,200.00*

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, MARLENE WILEY, A SINGLE WOMAN, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto MARLENE WILEY AND CRYSTAL WILEY, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:

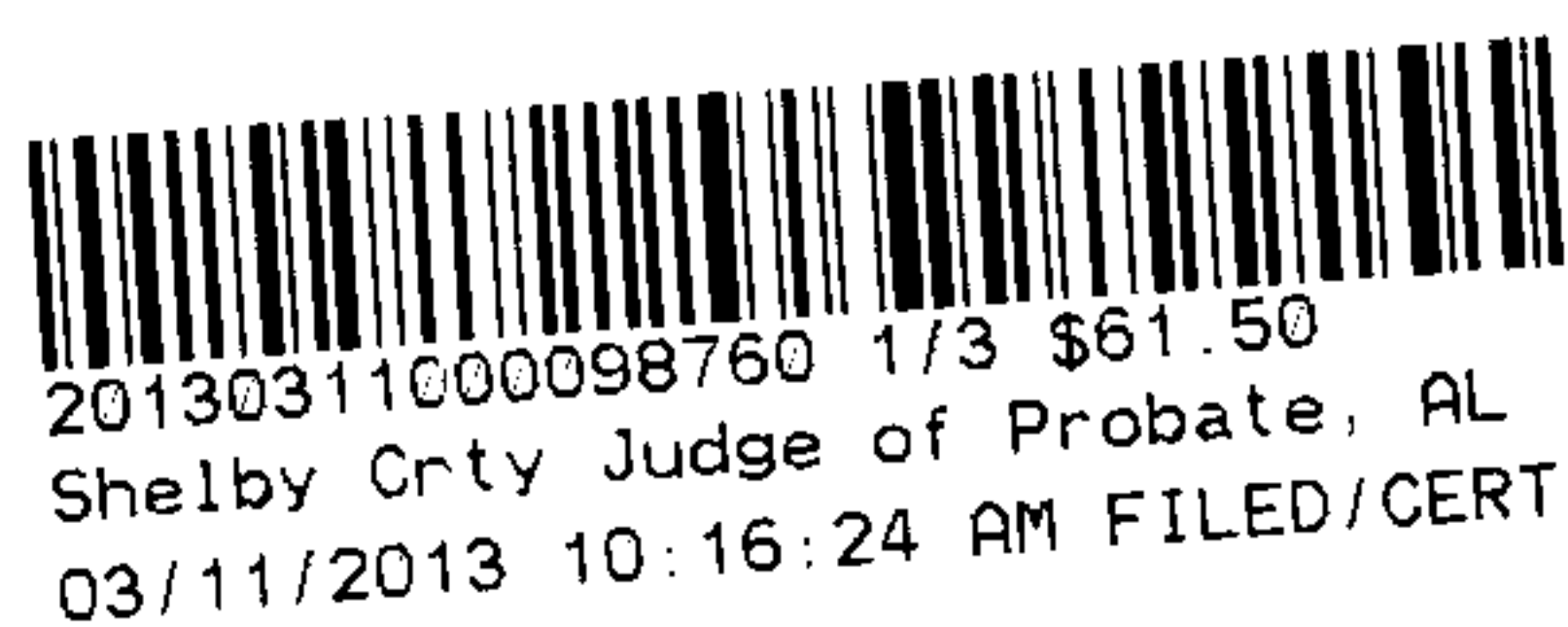
ONE ACRE OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 70 YARDS NORTH OF COLUMBIANA AND TUSCALOOSA PUBLIC ROAD AT THE NORTHWEST CORNER OF SWILY ALLEN LOT; RUNNING NORTH 140 YARDS; THENCE EAST 35 YARDS; THENCE SOUTH 140 YARDS; THENCE WEST 35 YARDS TO POINT OF BEGINNING, CONTAINING ONE ACRE AND BEING A PART OF THE SE ¼ OF THE NW ¼ OF SECTION 2, TOWNSHIP 22, RANGE 4 WEST; THERE IS EXCEPTED HEREFROM A ¾ ACRE PARCEL HERETOFORE SOLD TO J. W. BOOTHE, JR.; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Advalorem taxes for the current tax year, 2013.
2. Easements, restrictions, reservations and conditions of record, if any.

Mable Booth having retained a life interest in and to the above described property in that certain deed recorded in Book 247, Page 624 in the Probate Office of Shelby County, Alabama, died on July 21, 1981.

Marlene Wiley is the surviving grantee of those certain deeds recorded in Book 244, Page 624 and Book 247, Page 590 in the Probate Office of Shelby County, Alabama, with the other grantee, Doyle E. Wiley having died on June 17, 2005.



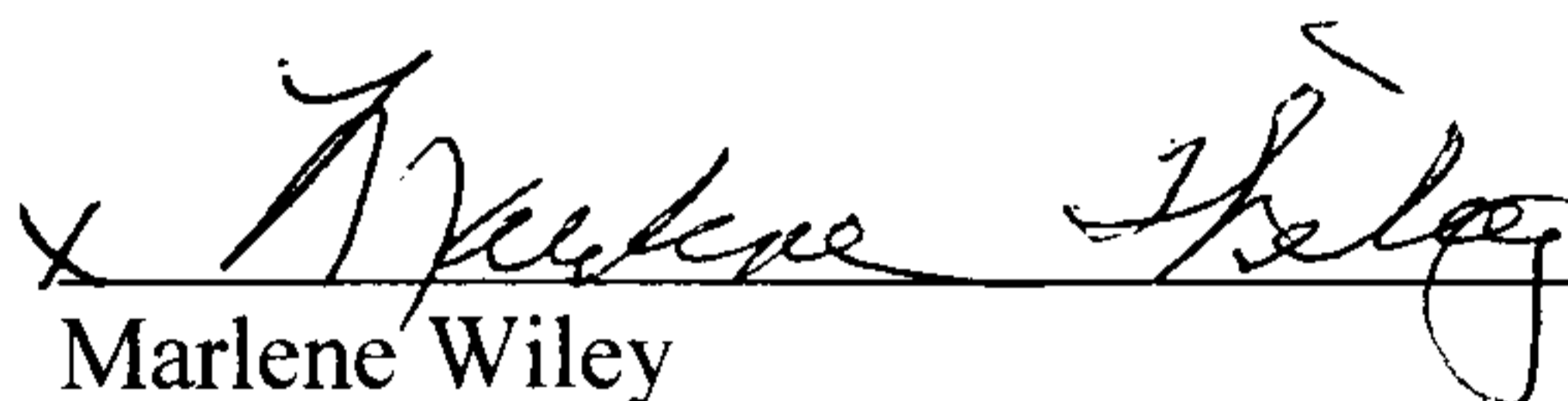
Shelby County, AL 03/11/2013  
State of Alabama  
Deed Tax: \$43.50

ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION:

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 6<sup>th</sup> day of March, 2013.

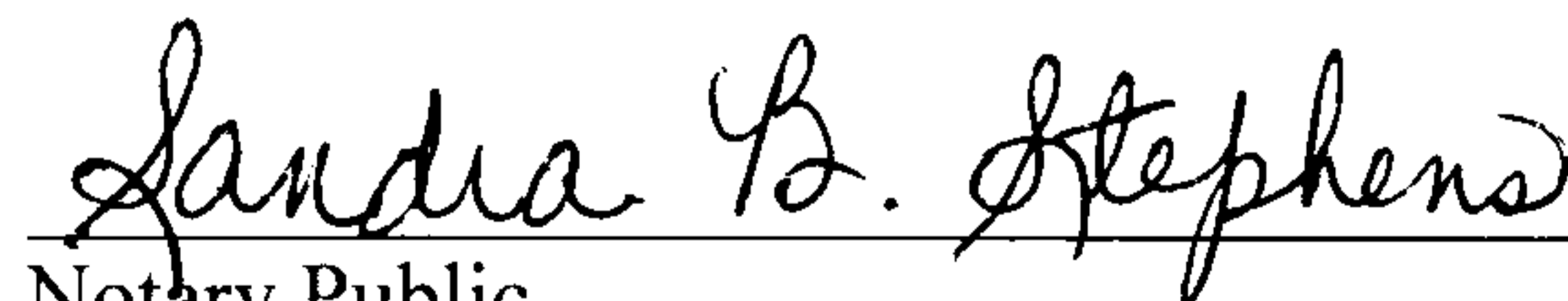
 (SEAL)  
Marlene Wiley

STATE OF ALABAMA)

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that MARLENE WILEY, A SINGLE WOMAN, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of March, 2013.

  
Notary Public

My commission expires:

**MY COMMISSION EXPIRES 1-31-2016**



20130311000098760 2/3 \$61.50  
Shelby Cnty Judge of Probate, AL  
03/11/2013 10:16:24 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 Marlene Wiley
Mailing Address 50 Blossom Street
Montevallo, AL 35115

Grantee's Name Marlene Wiley and Crystal Wiley
Mailing Address 50 Blossom Street
Montevallo, AL 35115

Property Address 50 Blossom Street
Montevallo, AL 35115

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$86,400.00 total market value



Shelby Cnty Judge of Probate, AL
03/11/2013 10:16:24 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
Sales Contract
Closing Statement
Appraisal
[X] Other 1/2 of market value of \$43,200.00 since grantor is remaining as one of the grantees on this conveyance:

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 3-6-13

Print Marlene Wiley

Unattested

Sign

Anthony D. Snable, Attorney

(Grantor/Grantee/Owner/Agent) circle one