


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

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

  
20130322000119740 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
03/22/2013 10:32:38 AM FILED/CERT

Send Tax Notice to:

James Todd  
2048 Monticent Dr  
Vestavia Ala 35216

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

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **EIGHTY THOUSAND DOLLARS and NO/00 (\$80,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kathy Lynn Joseph, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **James H Todd and Susan Todd** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 105A, according to the Survey of A Subdivision for Single Family Residences, a Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, Bulley Creek Farm Development 1<sup>st</sup> Sector, and acreage, as recorded in Map Book 40, page 146, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

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

This property constitutes no part of the homestead of the Grantors.

*\$70,000.00 of 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.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 14<sup>th</sup> day of March, 2013

Kathy Lynn Joseph  
**Kathy Lynn Joseph**

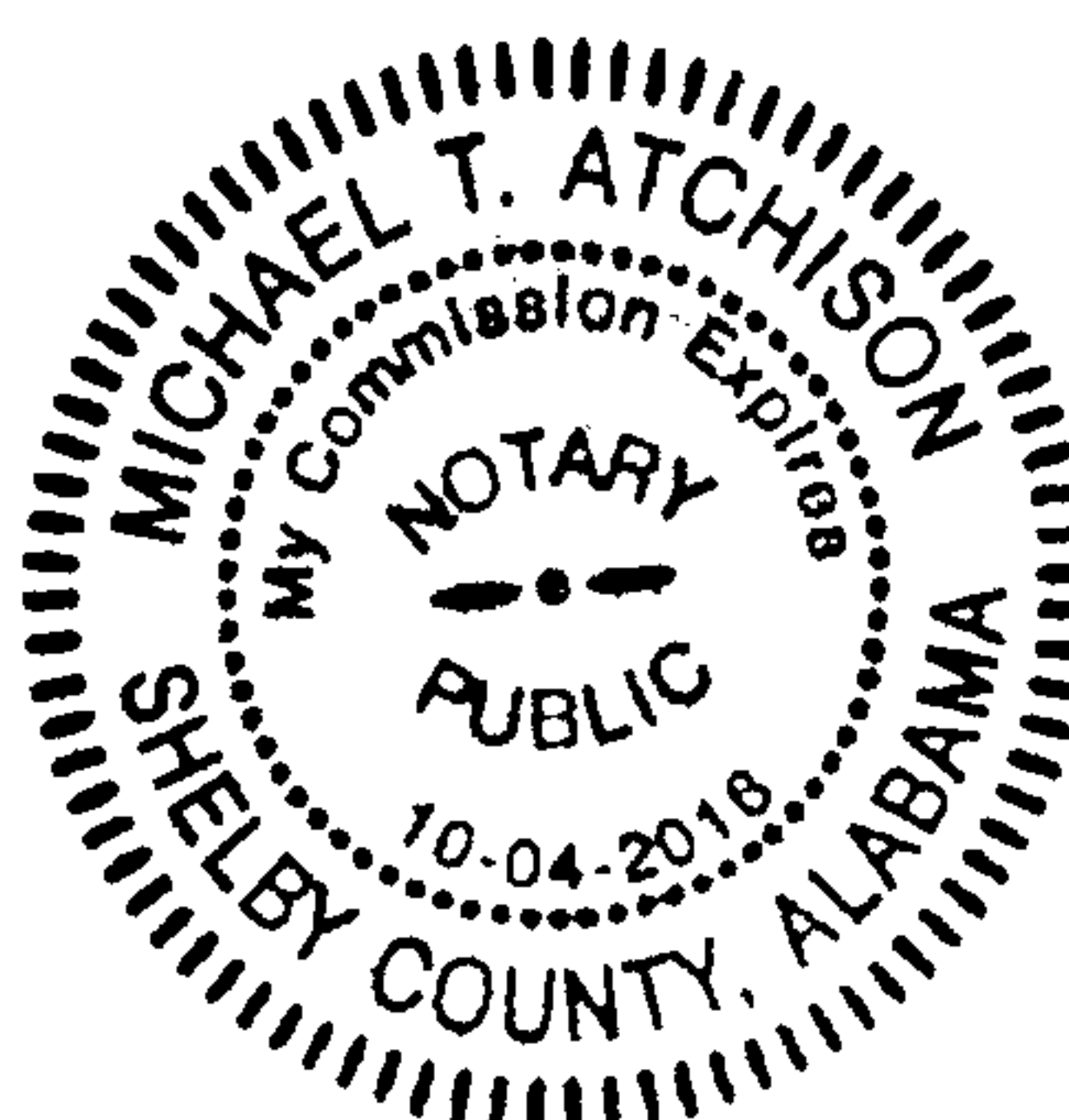
Shelby County, AL 03/22/2013  
State of Alabama  
Deed Tax: \$10.00

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kathy Lynn Joseph**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of March, 2013

Michael T. Atchison  
Notary Public  
My Commission Expires: 10-4-16





Real Estate Sales Validation Form

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

Grantor's Name Kathy Joseph Grantee's Name Tammy Todd  
Mailing Address 5927 Chelsea Rd Mailing Address 2048 Monticello Dr  
Columbiana Ala 35051 Vestavia Ala 35216  
  
Property Address Lot 105-A Date of Sale 3-14-13  
Bully Creek Farm Total Purchase Price \$ 80,000  
Map Book 40-146 Or  
Actual Value \$ 80,000  
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 \_\_\_\_\_

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Print X KATHY LYNN JOSEPH  
Sign Kathy Lynn Joseph  
(Grantor/Grantee/Owner/Agent) circle one

