

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

Send Tax Notice To: Dan Newton
168 Dixie Lane
Vincent, AL 35178

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 Sixty Five Thousand dollars and Zero cents (\$165,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joel L. Richey, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Dan Newton and Kerrie Newton(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.

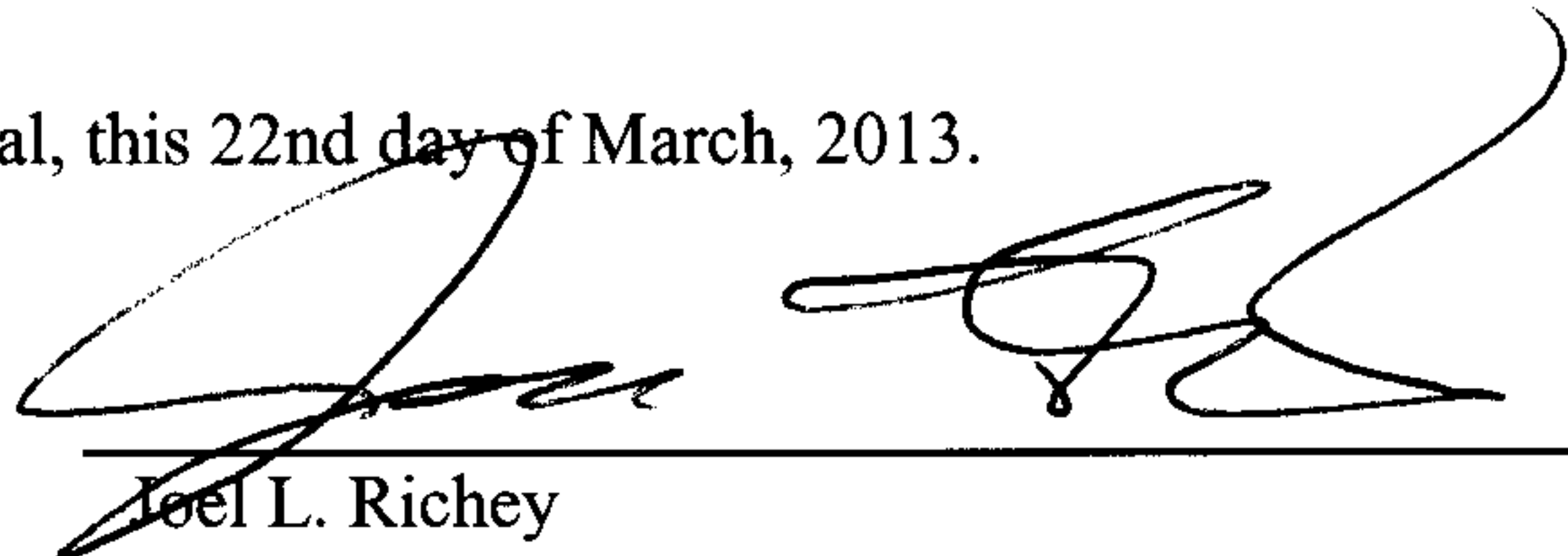
Subject to taxes for and subsequent years, easements, restrictions, rights of way, and permits of record.

\$162,011.00of 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 22nd day of March, 2013.

_____	(Seal)		(Seal)
_____	(Seal)	Joel L. Richey	(Seal)
_____	(Seal)	_____	(Seal)
_____	(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 Joel L. Richey 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 22nd day of March, 2013.

My Commission Expires: 10-4-16



Notary Public


20130325000124370 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/25/2013 03:50:24 PM FILED/CERT

Shelby County, AL 03/25/2013
State of Alabama
Deed Tax:\$3.00

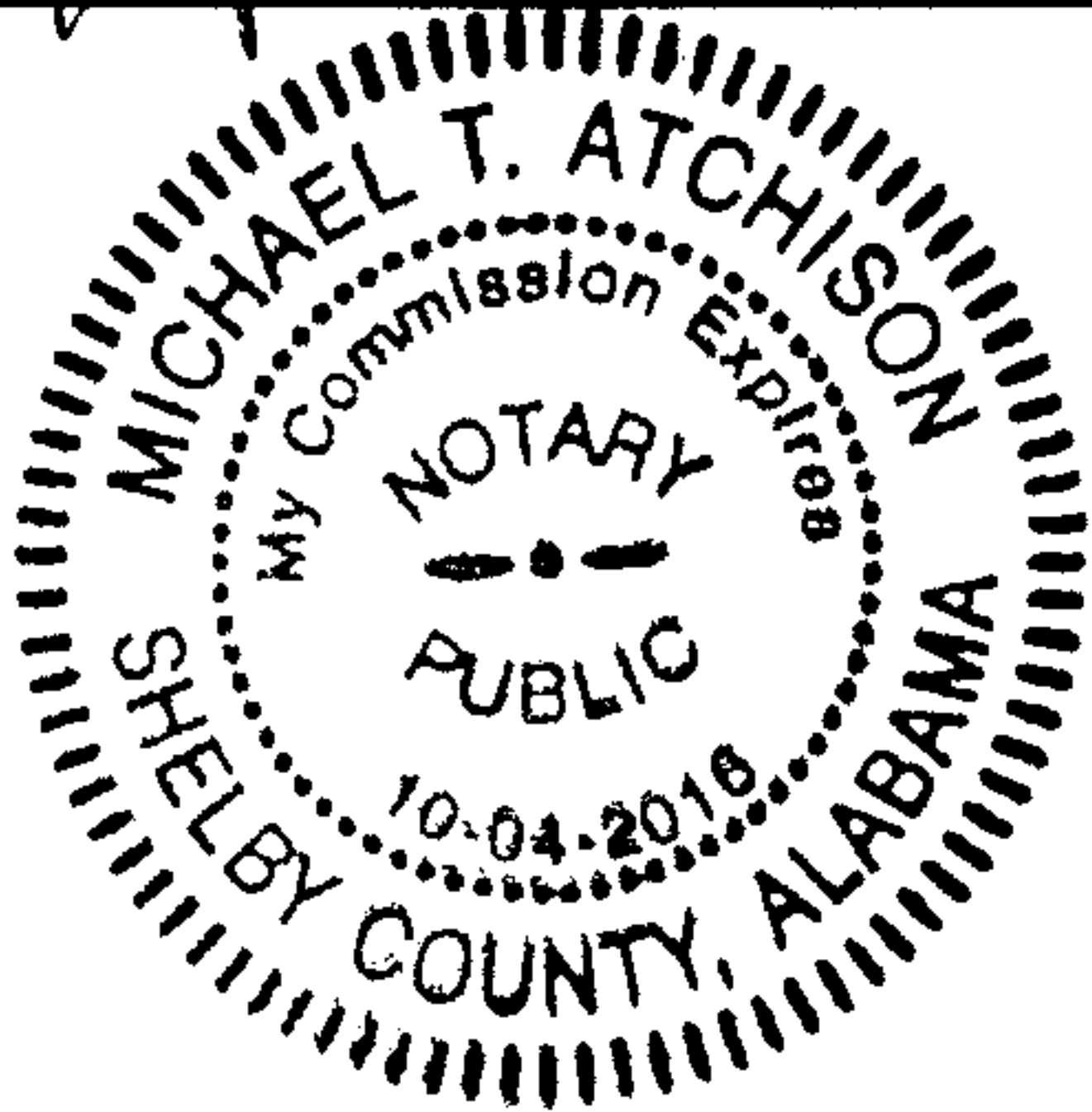


EXHIBIT A

PARCEL 1:

Lot 7, Block 3, of Pine Hills Subdivision, as recorded in Map Book 4, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL 2:

Lot 10, Block 4, of Pine Hill Subdivision, as recorded in Map Book 4, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL 3:

Begin at the Southeast corner of Lot 7, Block 3, of Pine Hill Subdivision, as recorded in Map Book 4, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning; thence North 00 degrees 07 minutes 43 seconds East a distance of 200.07 feet; thence South 89 degrees 55 minutes 34 seconds East a distance of 103.60 feet; thence South 89 degrees 56 minutes 54 seconds East a distance of 150.00 feet; thence South 89 degrees 56 minutes 13 seconds East a distance of 465.14 feet; thence South 23 degrees 15 minutes East a distance of 261.02 feet; thence North 89 degrees 16 minutes 06 seconds West a distance of 821.87 feet; thence North 00 degrees 51 minutes 27 seconds West a distance of 30.04 feet to the point of beginning.

All being situated in Shelby County, Alabama.



20130325000124370 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/25/2013 03:50:24 PM 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 Joel L Richey
Mailing Address PO BOX 480
Chelsea AL
35043

Grantee's Name Dan Newton
Mailing Address 165 Dixie Ln
Vincent AL
35178

Property Address 165 Dixie Lane
Vincent AL 35178

Date of Sale March 22, 2013
Total Purchase Price \$ 165,000.00
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
X 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

Print Dan Newton

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

