


This instrument was prepared by:
MARY STEWART NELSON, ESQ.
Fish Nelson, LLC
400 Century Park South, #224
Birmingham, Alabama 35226

Send tax notice to:
William B. Cotney, Jr. & Debra R. Cotney
122 Cahaba Falls Lane
Helena, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY


20130401000132710 1/4 \$51.00
Shelby Cnty Judge of Probate, AL
04/01/2013 11:02:55 AM FILED/CERT

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I, **TOMMY SMITH, a single man**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **WILLIAM B. COTNEY, JR. AND DEBRA R. COTNEY, husband and wife** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A

Less and except any part of the subject property lying within any road right-of-way, and Subject to taxes for the year 2013 and subsequent years, mineral and mining rights not owed by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Title to the subject property was previously granted to Fred D. McGuffie, Jr. and Martha A. McGuffie, husband and wife, by Warranty Deed recorded in the Shelby County Probate Court on February 12, 1974 in Deed Volume 285 Page 306, and pursuant to the death of Fred D. McGuffie, Jr. on or about January 16, 1987, Martha Ann McGuffie became the sole surviving grantee of the deed.

Martha Ann McGuffie was an unmarried widow on February 23, 2010 on the day she conveyed the subject property to the present owner Tommy Smith by Warranty Deed, which was recorded with the Shelby County Probate Court on February 24, 2010 as Instrument #20100224000055000.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and

my heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to 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 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 grantees, 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 29th day of March, 2013.


TOMMY SMITH

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Angel E. Franklin, a Notary Public in said and for said County, in said State, hereby certify that Tommy Smith 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2013.


Notary Public




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Exhibit A

A tract or parcel of land in Shelby County, Alabama to be described as follows:

Begin at SW corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and run along said quarter-quarter line in a Northerly direction North 2 degrees West for a distance of 196'; thence turn an angle right 33 degrees 30 minutes and run in a Northeasterly direction along Helena-Acton Road for a distance of 300'; thence turn an angle right 90 degrees and run in an Southeasterly direction for a distance of 28.8' to point of beginning, said point being east R.O.W. line of Helena-Acton Road; continue along said line in a Southeasterly direction for a distance of 480.2'; thence turn an angle right 149 degrees 29 minutes and run in a Westerly direction for a distance of 492.6' thence turn an angle right 30 degrees 31 minutes and run in a Northwesterly direction for a distance of 73.25 feet to East R.O.W. line of Helena-Acton Road; thence turn an angle right 94 degrees 42 minutes and run along East R.O.W. line of Helena-Acton Road in a Northeasterly direction for a distance of 250.66' to point of beginning of this land lying and becoming a part of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11 Township 20 South, Range 3 West, situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, covenants, reservations, rights of way, limitations, if any, of record and affecting the subject property.


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Shelby County, AL 04/01/2013
State of Alabama
Deed Tax: \$30.00

Real Estate Sales Validation Form

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

Grantor's Name Tommy Smith
Mailing Address 224 County Rd 1038
Jemison, AL 35085

Grantee's Name William B. Cotney, Jr + Debra R. Cotney
Mailing Address 122 Cahaba Falls Lane
Helena, AL 35080

Property Address 6322 Helena Rd
Pelham, AL 35124

Date of Sale 3/29/13
Total Purchase Price \$ 30,000



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or
Actual Value \$ _____

or
Assessor's 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 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 3/29/13

Print Tommy Smith

Unattested Mary Stewart Nelson
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one