

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20130402000135930 1/2 \$67.00
Shelby Cnty Judge of Probate, AL
04/02/2013 12:13:56 PM FILED/CERT

Send Tax Notice to:
James Marquess

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIFTY TWO THOUSAND AND NO/00 DOLLARS (\$52,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *James G. Marquess, a married man* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *James Paul Marquess and Joshua Gill Marquess* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A part of the NE 1/4 of SW 1/4 of NW 1/4 of Section 2, Township 24, Range 13 East, more particularly described as follows: Beginning at the SE corner of the NW 1/4 of NW 1/4 of said Section; thence South 86 deg. 20' West, 282 feet to West right of way line of new B'ham-Montgomery Highway to point of beginning of tract herein described; thence along West right of way line of said highway 29 deg. East 199.6 feet, more or less, to NE corner of A. H. Caddell property; thence along North line of Caddell property South 76 deg. West, 191 feet, more or less, to East line of old B'ham-Montgomery Highway; thence along said old highway North 45 deg. West 288 feet, more or less, to North line of said NE 1/4 of SW 1/4 of NW 1/4 of said Section 2; thence along North line North 86 deg. 20' East 293 feet, more or less, to point of beginning, and containing 1.6 acres, more or less. Except transmission line permits of record.

SUBJECT TO:

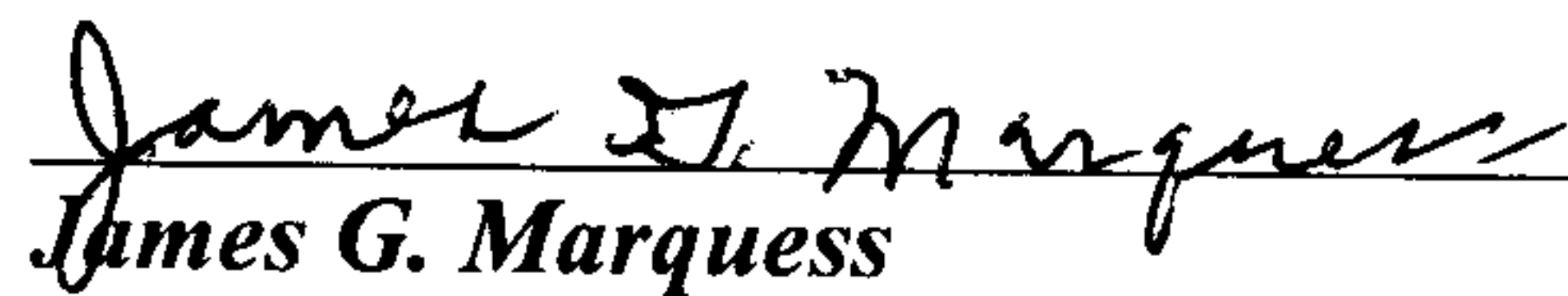
1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.
- 3.

Mary N. Marquess, the other GRANTEE in Inst #1993-25744 is deceased, having died on or about 5-2-97.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of April, 2013.


James G. Marquess

Shelby County, AL 04/02/2013
State of Alabama
Deed Tax: \$52.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *James G. Marquess*, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2013.



Notary Public
My Commission Expires: 1-9-17

Real Estate Sales Validation Form

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

Grantor's Name James G. Marquess
Mailing Address 494 Highway 63
Calera AL 35010

Grantee's Name James Paul Marquess
Mailing Address 4113 Coffee Circle SW
Huntsville AL 35805

Property Address 8840 Hwy 31 S
Calera AL 35040

Date of Sale 4-2-13
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 52,000.00

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
Tax collector

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 any

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 James G. Marquess

Sign James G. Marquess
(Grantor/Grantee/Owner/Agent) Circle one

