

Send Tax Notice To: Kim A Dale
150 Marina Road
Shelby, AL 35143

WARRANTY DEED
Joint Tenancy With Right of Survivorship

20130408000142570 1/2 \$31.00
Shelby Cnty Judge of Probate, AL
04/08/2013 09:54:04 AM FILED/CERT

State Of Alabama
County Of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Thousand dollars and Zero cents (\$80,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **James E. Posey, a single man** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Kim A Dale and Sheila K Dale** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Shelby Shores, 1976 Addition, as recorded in Map Book 6, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama


SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$64,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have set my (our) hand(s) and seal(s), this 29th day of March, 2013.

(Seal) 
James E. Posey

(Seal) _____
(Seal)

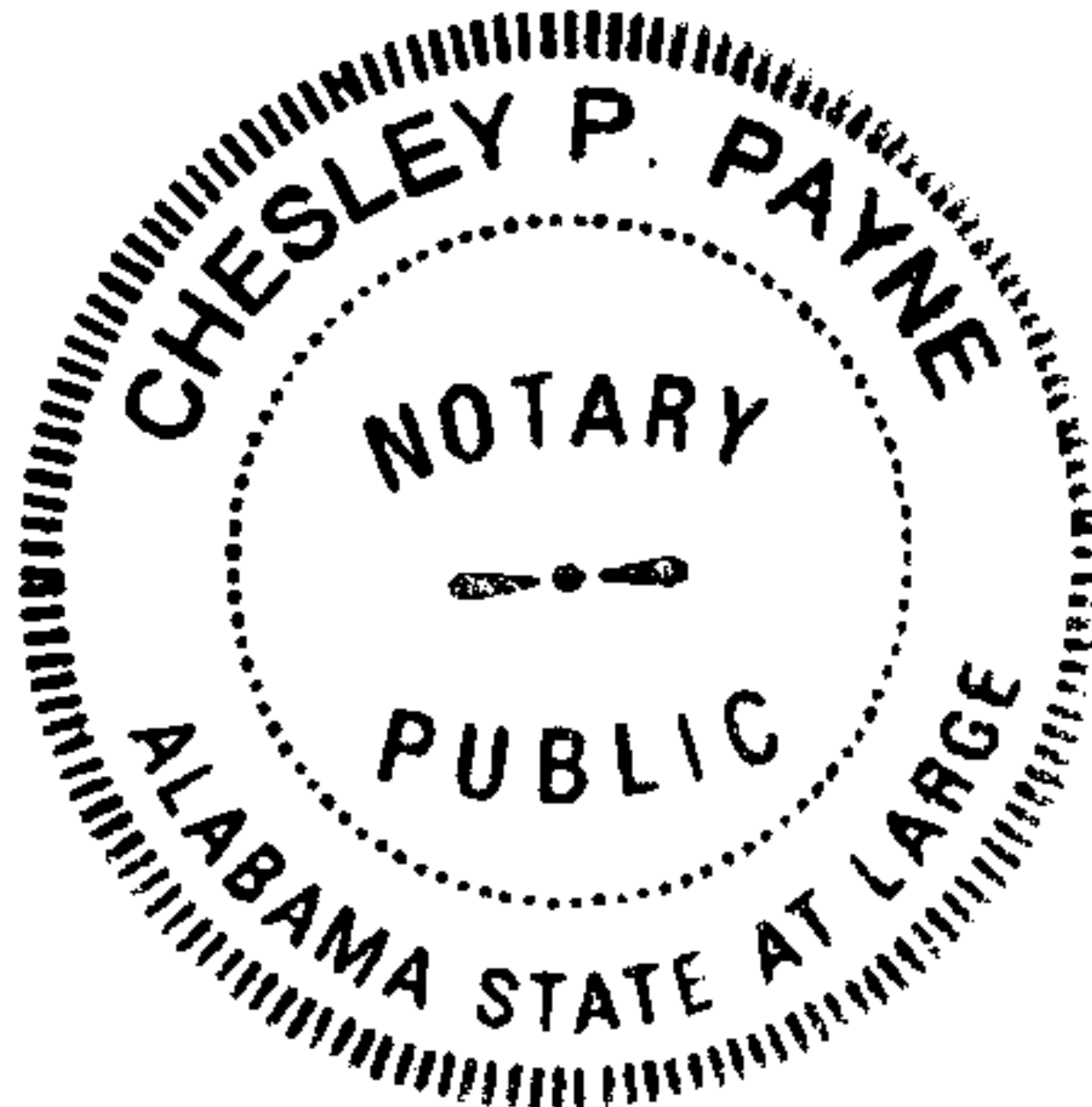
STATE OF ALABAMA
JEFFERSON COUNTY

I, Chesley P. Payne, a Notary Public in and for the said County, in said State, hereby certify that James E. Posey whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, she or they executed the same voluntarily on the day the same bears date.

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


Chesley P. Payne, Notary Public
My Commission Expires 8/2/2015

File No: 20130134



Shelby County, AL 04/08/2013
State of Alabama
Deed Tax: \$16.00

Real Estate Sales Validation Form

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

Grantor's Name JAMES POSEY
Mailing Address 801 Martinwood Lane
Birmingham, AL. 35235

Grantee's Name KIM & SHEILA DALE
Mailing Address 8637 Stewart Drive
Trussville, AL. 35173

Property Address 150 Marina Road
Shelby, AL 35143

Date of Sale March 29, 2013
Total Purchase Price \$ 80,000.00

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



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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

Print

JAMES POSEY

James E Posey

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

