

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

Send Tax Notice To: Johnney Lee Sneed
2777 Highway 17
Montevallo AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fourteen Thousand Five Hundred dollars and Zero cents (\$14,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mable C. Denard, an unmarried widow; Terry J. Denard, a married man; Randy Denard, a single man; and Mike Denard, a married man, constituting all of the heirs at law and next of kin of Othar J. Denard (as to an undivided one-half interest); and Terry J. Denard, a married man (as to an undivided one-half interest) (herein referred to as grantors) do grant, bargain, sell and convey unto Johnney Lee Sneed and Betty Joyce Sneed (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lots 7, 8, and 9, according to the survey of Owen’s Cove, as recorded in Map Book 34, Page 38, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 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.

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, we have hereunto set our hands and seals, this.

<u>Mable C. Denard</u> (Seal)	<u>Terry J. Denard</u> (Seal)
Mable C. Denard	Terry J. Denard
<u>Randy Denard</u> (Seal)	<u>Terry J. Denard</u> (Seal)
Randy Denard	Terry J. Denard
<u>Mike Denard</u> (Seal)	(Seal)
Mike Denard	(Seal)
	(Seal)

STATE OF AL

} General Acknowledgment

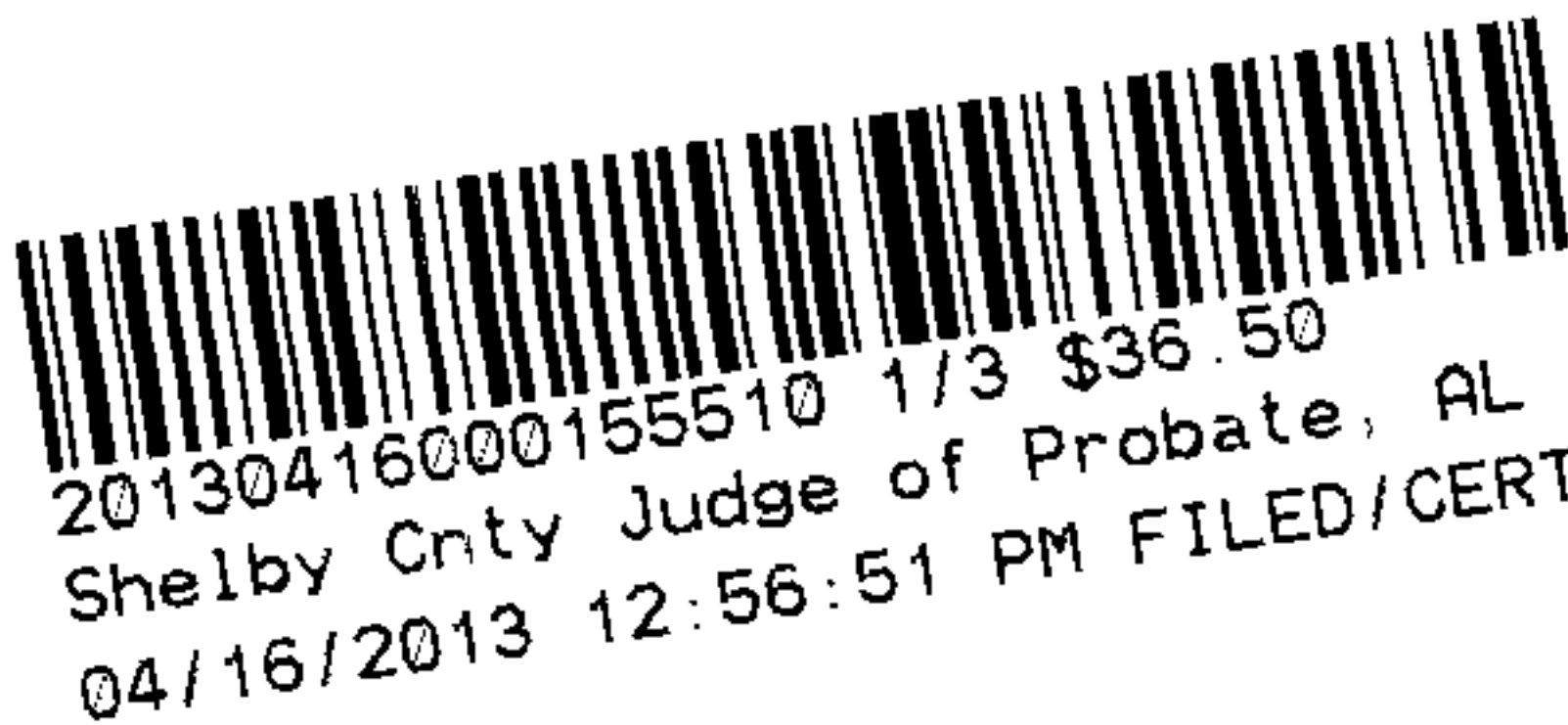
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mable C. Denard, 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 11th day of April, 2013.

My commission expires: 10/4/14

Janet J. Parris
Notary Public



STATE OF AL

}

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy Denard, 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 11th day of April, 2013.

My commission expires: 10/4/16

[Signature]
Notary Public

STATE OF AL

}

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike Denard, 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 11th day of April, 2013.

My commission expires: 10/4/16

[Signature]
Notary Public

STATE OF AL

}

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry J. Denard, 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 11th day of April, 2013.

My commission expires: 10/4/16

[Signature]
Notary Public

20130416000155510 2/3 \$36.50
Shelby Cnty Judge of Probate, AL
04/16/2013 12:56:51 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 Terry Denard
Mailing Address Columbia AL
35051

Grantee's Name Johnney Lee Sneed
Mailing Address 2333 K Rd 33
Catera AL 35040

Property Address Vacant Lot

Date of Sale 4-11-13
Total Purchase Price \$ 14,500.00
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
☐ 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 Terry J. Denard

☐ Unattested
(verified by)

Sign Terry J. Denard
(Grantor/Grantee/Owner/Agent) circle one

