

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Willy McGrew and Eric McGrew
11592 Highway 47
Shelby, Alabama 35143

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this April 16, 2013, That for and in consideration of **ONE HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$162,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **ELISKA RENEE MCGREW, a married woman**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **WILLY MCGREW and ERIC MCGREW**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 29 and Lot 28, in Benson's Camp according to the Map as recorded in Map Book 4, Page 28, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 4, Page 28.
7. Except the South 15 feet of said Lot 28.
8. Subject to a 15 foot wide strip of uniform width adjacent to and immediately north of Lot 28, Benson's Camp according to map as recorded in Map Book 4, Page 28, in the Probate Records of Shelby County, Alabama.
9. Subject to the southern boundary of which said 15 strip is the northern boundary of said Lot number 28.
10. Subject to a fifteen (15) foot easement across the entire southern part of Lot 28.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals on this day of April 16, 2013.

GRANTOR:



Eliska Renee McGrew

**STATE OF ALABAMA
COUNTY OF SHELBY**

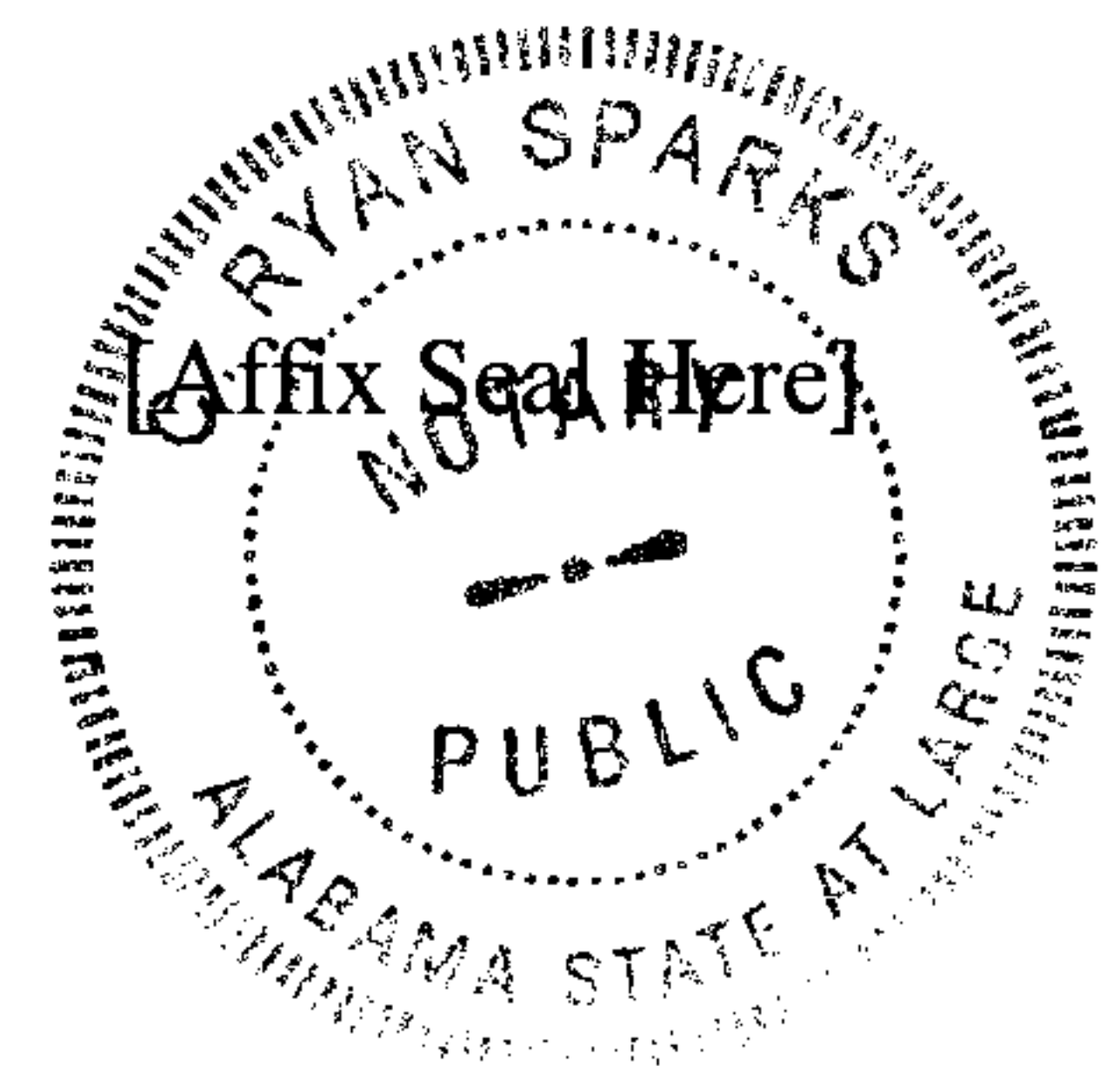
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Eliska Renee McGrew, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Eliska Renee McGrew executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seals on this day of April 16, 2013.



C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014



20130422000162500 2/3 \$50.50
Shelby Cnty Judge of Probate, AL
04/22/2013 12:23:00 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 Eliske Renee McGrew
Mailing Address 11592 Highway 47
Shelby, ALABAMA 35143

Grantee's Name Willy McGrew
Mailing Address 11592 Highway 47
Shelby AL 35143

Property Address 11592 Highway 47
Shelby, AL 35143

Date of Sale 4/16/13
Total Purchase Price \$ 162,500

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 to property and their current mailing address.

20130422000162500 3/3 \$50.50
Shelby Cnty Judge of Probate, AL
04/22/2013 12:23:00 PM FILED/CERT

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 C Ryan Sanders

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1