

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

Send Tax Notice To: Charles Tidmore
205 Alston Farm Rd
Columbiana, Ala 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty Four Thousand dollars and Zero cents (\$44,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John Thomas Cain and wife, Margaret Ann Cain (herein referred to as grantors) do grant, bargain, sell and convey unto Charles Tidmore and Joyce Tidmore (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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 7th day of May, 2013.

_____	(Seal)	<u>John Thomas Cain</u> John Thomas Cain	(Seal)
_____	(Seal)	<u>Margaret Ann Cain</u> Margaret Ann Cain	(Seal)
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Thomas Cain and Margaret Ann Cain whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 2013

My Commission Expires: 10-4-16

Michael T. Atchison
Notary Public

20130508000191400 1/3 \$62.00
Shelby Cnty Judge of Probate, AL
05/08/2013 02:07:38 PM FILED/CERT

Shelby County, AL 05/08/2013
State of Alabama
Deed Tax: \$44.00

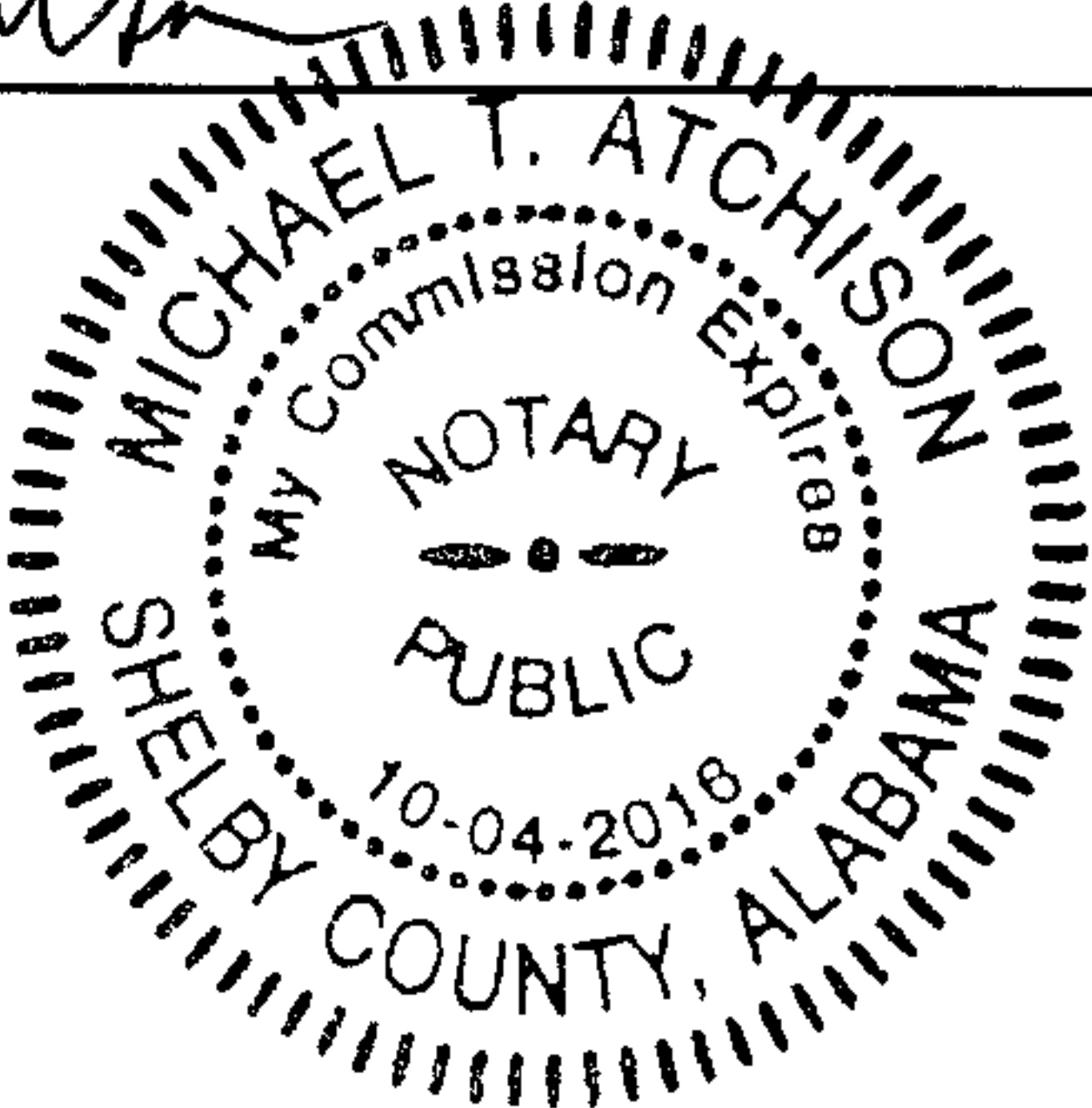
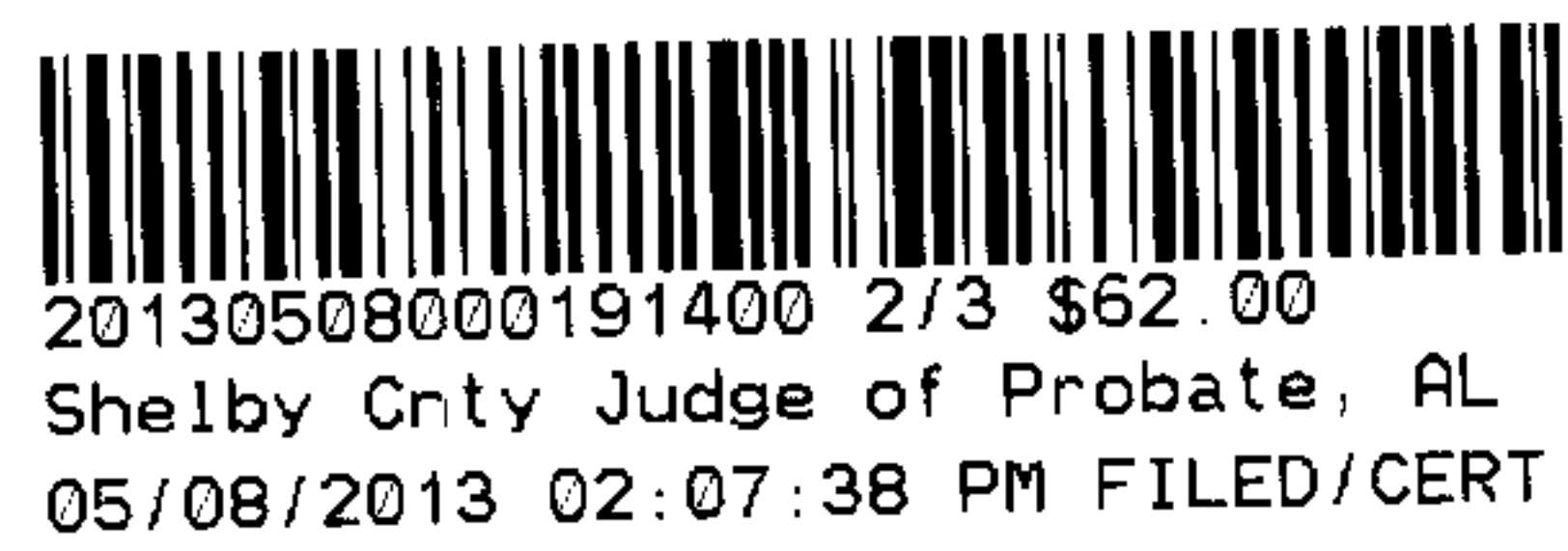


EXHIBIT A

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 32, Township 21 South, Range 1 East, being more particularly described as follows:
Commencing at the Northeast corner of the Southwest quarter of the Southeast quarter of said Section 32; thence North 89 degrees 46 minutes 29 seconds East along the North line of said sixteenth section, a distance of 180.97 feet to a point; thence South 00 degrees 24 minutes 52 seconds east, a distance of 30.91 feet to a 5/8” rebar, found on the intersection of the South right of way of County Highway No. 78 and the West right of way of County Highway No. 61; thence South 88 degrees 22 minutes 27 seconds West, along the South right of way of County Highway No. 61, a distance of 378.84 feet to a 1/2” rebar, set at the point of beginning; thence South 88 degrees 22 minutes 27 seconds West along the South right of way of County Highway No. 61, a distance of 176.15 feet to a 5/8” rebar, found with a cap stamped “G. Ray”; thence South 00 degrees 42 minutes 17 seconds West, a distance of 127.61 feet to a 1/2” rebar set; thence South 88 degrees 40 minutes 37 seconds East, a distance of 179.09 feet to a 1/2” rebar, set; thence North 01 degree 53 minutes 50 seconds West, a distance of 136.81 feet to the point of beginning. Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name John Thomas Cain

Mailing Address 1644 Mooney Rd
Columbiana AL 35051

Grantee's Name Charles Tidmore

Mailing Address 205 Ashton Farm Rd
Columbiana AL 35057

Property Address 2610 Mooney Rd
Columbiana AL
35051

Date of Sale 4-7-13

Total Purchase Price \$ 44,000.00

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 _____

Unattested _____
(verified by)

Print John Thomas Cain

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

20130508000191400 3/3 \$62.00
Shelby Cnty Judge of Probate, AL
05/08/2013 02:07:38 PM FILED/CERT