

**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:**

James E. Hampton and Penelope R. Hampton  
239 Sweetbay Drive  
Maylene, Alabama 35114

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this May 24, 2013**, That for and in consideration of **TWO HUNDRED TWENTY FOUR THOUSAND AND NO/100 (\$224,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **DEBRA W. GELLNESS, an unmarried 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, **JAMES E. HAMPTON and PENELOPE R. HAMPTON**, (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 151, according to the Survey of Lake Forest First Sector, as recorded in Map Book 24, Page 62, 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 24, Page 62.
7. 35 foot building line as shown by recorded map.
8. Easement of varying sanitary sewer and drainage on rear as shown by recorded map.
9. Easement of undetermined width on rear as shown by recorded map.
10. Mineral and mining rights and rights incident thereto recorded in Instrument 1998/45727, in the Probate Office of Shelby County, Alabama.
11. Right of way to Shelby County, recorded in Volume 155, Page 437 and Volume 216, Page 571, in the Probate Office of Shelby County, Alabama.


Shelby County, AL 06/03/2013  
State of Alabama  
Deed Tax: \$224.00

12. Right of Way granted to Alabama Power Company by instrument recorded in Volume 239, Page 881; Volume 219, Page 127; Volume 150, Page 89, Volume 142, Page 84, in the Probate Office of Shelby County, Alabama.
13. Right of way to City of Alabaster, recorded in Instrument 1996/34796, in the Probate Office of Shelby County, Alabama.
14. Restrictions or covenants recorded in Instrument 1998/28392, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

**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, 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.

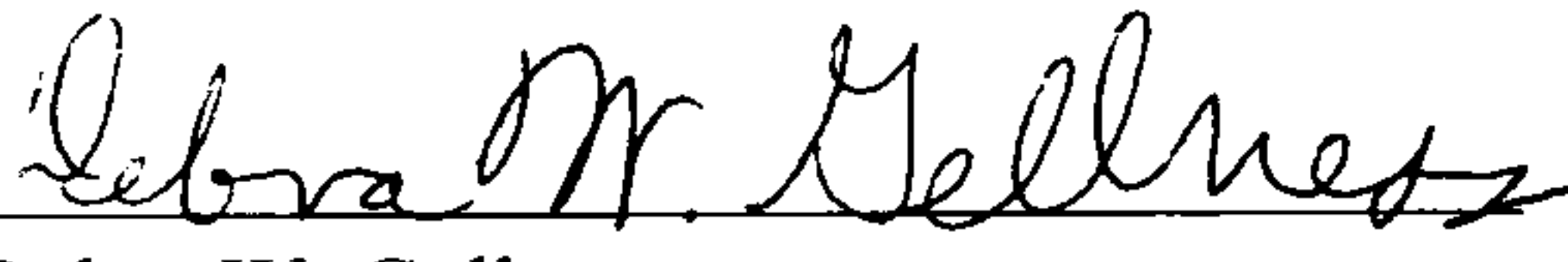
Debra W Gellness is the sole survivor of the certain warranty deed joint with right of survivorship from Comer-Lone LLC dated June 2, 2004 and filed for record on June 3, 2004 in Instrument 20040603000296380. Michael C Gellness having died on September 16, 2007.

  
20130603000224740 2/4 \$245.00  
Shelby Cnty Judge of Probate, AL  
06/03/2013 09:13:13 AM FILED/CERT



IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seals on this day of May 24, 2013.

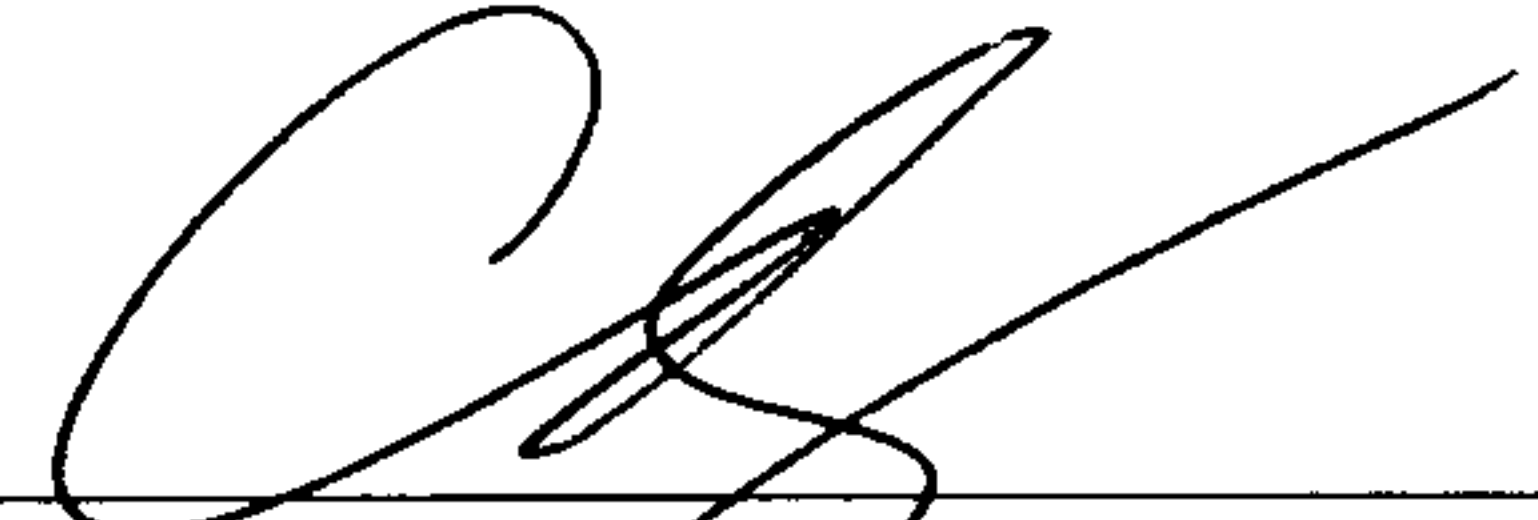
**GRANTOR:**

  
Debra W. Gellness

**STATE OF ALABAMA  
COUNTY OF SHELBY**

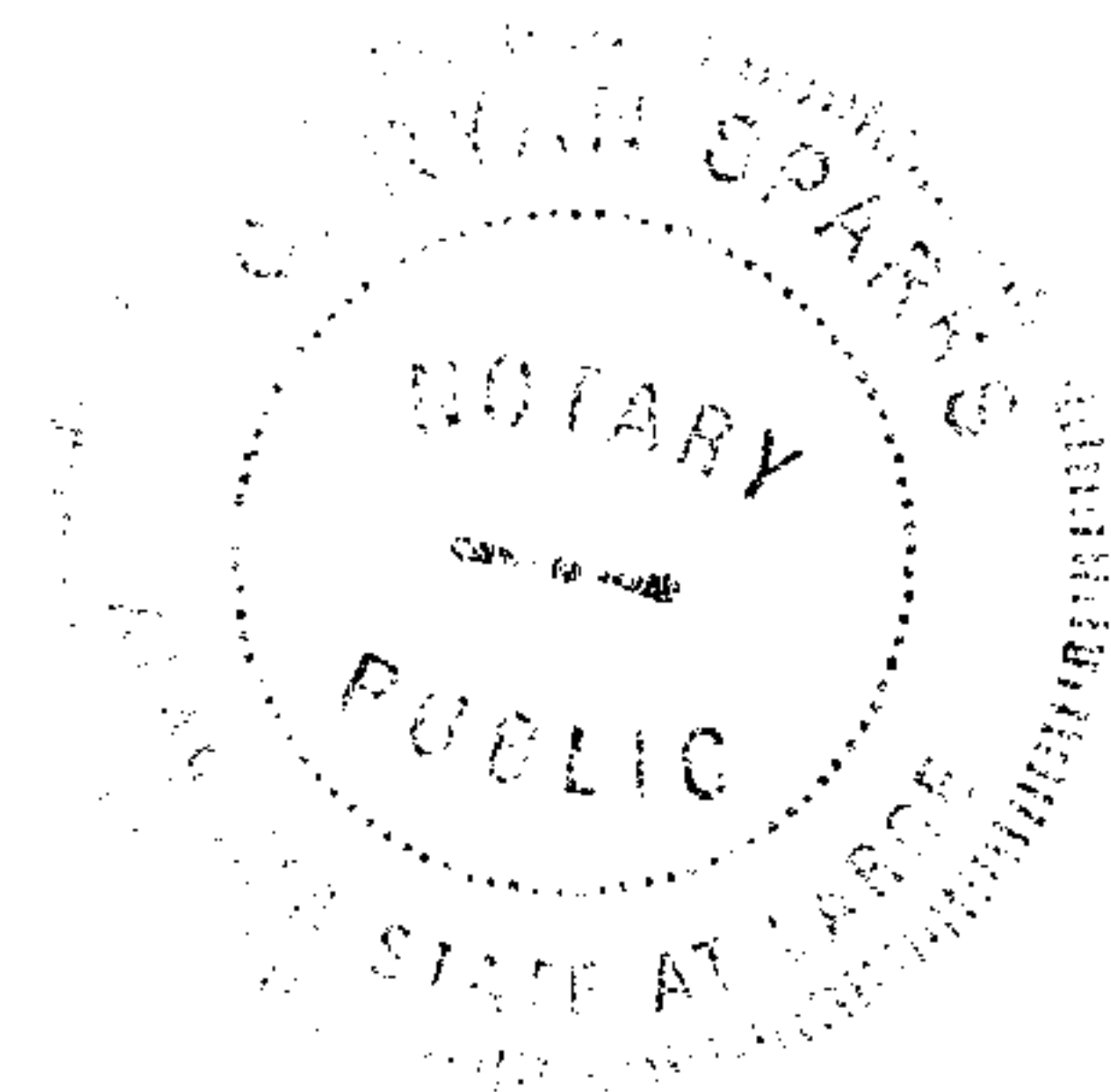
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Debra W. Gellness, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Debra W. Gellness 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 May 24, 2013.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014

[Affix Seal Here]



  
20130603000224740 3/4 \$245.00  
Shelby Cnty Judge of Probate, AL  
06/03/2013 09:13:13 AM 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 Debra W Collins  
Mailing Address 239 Sweetbay Drive  
Maylene AL 35114

Grantee's Name Jones E Hampton  
Mailing Address Penelope R Hampton  
239 Sweetbay Drive  
Maylene AL 35114

Property Address 239 Sweetbay Drive  
Maylene AL 35114

Date of Sale 5/24/13  
Total Purchase Price \$ 224,000  
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 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

C Ryan Sparks

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

