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Shelby

20130619000252050 1/3 \$86.00
Shelby Cnty Judge of Probate, AL
06/19/2013 02:02:52 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Nancy L. Cain
Rodney E. Cain
8188 Highway 51
Westover, AL 35147

Source of Title Deed Book 2005, page 095630

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Nancy L. Cain fka Nancy C. Cain and Rodney E. Cain, wife and husband (herein referred to as grantors) do grant, bargain, sell and convey unto Nancy L. Cain and Rodney E. Cain, wife and husband (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.

The purpose of this deed is to change and correct the middle name of the title vested owner and to also vest the spouse in title.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 10, 2013.

Nancy L. Cain fka Nancy C. Cain (SEAL)
Nancy L. Cain fka Nancy C. Cain

Rodney E. Cain (SEAL)
Rodney E. Cain

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy L. Cain fka Nancy C. Cain and Rodney E. Cain, wife and husband, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on June 10, 2013.

My commission expires:

JAN 19th 2014

Julie Crosser
NOTARY PUBLIC

Exhibit A

Parcel I:

A part of the E 1/2 of NE 1/4 of Section 29, Township 19, Range 1 East described as follows: Commencing at a point on East side of Pumpkin Swamp Public Road where South line of NE 1/4 of NE 1/4 of Section 29, Township 19, Range 1 East crosses above mentioned Road and run in Northeast direction along Southeast side of road a distance of 105 feet to point of beginning of tract herein described; thence continue in Northeast direction along the Southeast side of said road a distance of 105 feet to corner of Dollie Rasco property; thence in a Southeasterly direction along the Southwest line of Rasco property a distance of 420 feet to a point; thence in a Southwesterly direction a distance of 105 feet to corner of Gwinn property; thence in a Northwesterly direction along the Northeast side of Gwinn property a distance of 420 feet to the East line of said road, being the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

That part of SE 1/4 of NE 1/4 of Section 29, Township 19, Range 1 East; beginning on East side of Pumpkin Swamp Public Road where South line of NE 1/4 of NE 1/4, Section 29, Township 19, Range 1 East crosses said road; run Northeast along the said Pumpkin Swamp Road 210 feet for a starting point; run Southeast 210 feet; thence Northeast 105 feet; thence Northwest 210 feet to the Pumpkin Swamp Road; thence Southwest along said road 105 feet to point of beginning; being situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name : Rodney E. Cain Grantee's Name : Rodney E. Cain
 Mailing Address : 8188 Highway 51 Mailing Address : 8188 Hwy 51
Westover, AL 35147 Westover, AL
35147

Property Address : same Date of Sale : _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 66,900

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 ☐ Appraisal
☐ Sales Contract ☒ Other tax assessor
☐ Closing Statement

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 6/10/13 Print Nancy L. Cain
 Unattested _____ Sign Nancy L. Cain
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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