

20130625000259400 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
06/25/2013 11:00:17 AM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
James C. White
Wanda Kay White
PO Box 600
Montevallo, AL 35115

This instrument is prepared without evidence of title.

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Nineteen Thousand and 00/100 Dollars (\$19,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Michael Jeffery Kitchens, a single man and Patricia Carmack a unmarried woman**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **James C. White and wife Wanda Kay White**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby**, to wit:

LEGAL DESCRIPTION:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 5, T-22S, R-3W, SHELBY COUNTY, AL. AND
RUN N 00 00'10"E FOR 316.05 FT. THENCE RUN N 00 00'04"W FOR 217.00
FT. THENCE RUN N 03 04'53"W FOR 231.82 FT. TO THE POINT OF BEGINNING.
FROM SAID POB.. RUN S 89 37'57"E FOR 266.00 FT. THENCE RUN N 30 34'04"E
FOR 123.67 FT. THENCE RUN N 30 51'33"E FOR 222.20 FT. THENCE RUN
S 89 41'39"W FOR 458.84 FT. THENCE RUN S 03 08'22"E FOR 190.29 FT.
THENCE RUN S 03 04'47"E FOR 103.22 FT. TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 2.45 ACRES MORE OR LESS.

SUBJECT TO ALL ITEMS OF RECORD.

NOTE: This legal description was obtained via a survey performed by Michael Moates and dated the 17th day of June, 2013. Mr. Kitchens is the grantor to property tax id 27-3-0-5-0-003-020.001 and Ms. Carmack is the grantor to property tax id 27-3-0-5-0-002-024.006. Each grantor only extends warranties to the portion of property to which he/she maintained an ownership interest.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

Shelby County, AL 06/25/2013
State of Alabama
Deed Tax: \$19.00

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 21 day of June, 2013.

GRANTORS

Patricia Carmack (L.S.)
Patricia Carmack

Michael Jeffrey Kitchens (L.S.)
Michael Jeffrey Kitchens

STATE OF ALABAMA)

ACKNOWLEDGMENT


COUNTY OF SHELBY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that *Patricia Carmack and Michael Jeffrey Kitchens* are signed to the foregoing Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 21 day of June, 2013.

[Signature]
NOTARY PUBLIC

My Commission Expires: 5/15/2016


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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 Michael Jeffery Kitchens Grantee's Name James Cary White
Mailing Address Patricia Carmack Mailing Address Janda Kay White
81 Old Buttermilk Road

Property Address tax id #5 Date of Sale 6/21/13
81 Old Buttermilk Road Total Purchase Price \$ 19000.00
Lot 3 or
Lot 5 Actual Value \$
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 verbal
☐ 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 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 6/21/13

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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