

This instrument was prepared without title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051


2013080600319250 1/3 \$244.50
Shelby Cnty Judge of Probate, AL
08/06/2013 10:24:35 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned James Arthur Gipson, aka James Arthur Gibson, and wife Glenda Gipson (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto James Arthur Gipson and Glenda Gipson (herein referred to as GRANTEEES) 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 County, Alabama to-wit:

A lot in the Town of Vincent, Alabama, described as follows: Commencing at the SE corner of Glover lot (now the Alabama Methodist Conference lot) on Vincent and Creswell road, running Southerly 70 yards, more or less, parallel with said road to a 12 foot street; thence Westerly along North line of said street to J. W. Gill's lot (sold to J. W. Gill by F. A. Gorman and wife); thence North along East line of said Gill lot to the South line of the Glover lot; thence East along South line of Glover lot to the starting point, being a part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 East, EXCEPT highway right of way and except easement to Gas Board of the Town of Vincent, as shown by deed recorded in Deed Book 199, page 235, in the Probate Office of Shelby County, Alabama.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that GRANTOR is

lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this _____ day of August, 2013.

James Arthur Gipson
James Arthur Gipson

Glenda Gipson
Glenda Gipson

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Arthur Gipson and Glenda Gipson, 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 6th day of August, 2013.



Mullen Gute
Notary Public



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08/06/2013 10:34:35 AM ET/ED/CEPT

Real Estate Sales Validation Form

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

Grantor's Name James Arthur Gipson & Glenda Gipson
Mailing Address P.O. Box 103
Vincent, AL 35178

Grantee's Name James Arthur Gipson & Glenda Gipson
Mailing Address P.O. Box 103
Vincent, AL 35178

Property Address 104 85 & Darnell Dr.
Vincent, AL

Date of Sale 8-6-13
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 223, 080.00

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 records
 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 8-16-13

Print James Arthur Gipson

Unattested

(verified by)

Sign

James Arthur Gipson
Grantor/Grantee/Owner/Agent circle one

Form RT-1



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