

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**


20130912000371250 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
09/12/2013 03:37:45 PM FILED/CERT

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Address)

H. G. McGaughy and

Walt Czeskleba

P. O. Box 293

Montevallo, AL 35115

Minimum Value: \$24,000.00

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR and other good and valuable consideration** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **H. G. MCGAUGHY, a married man, whose address is P.O. Box 293, Montevallo, Alabama 35115 and WALT CZESKLEBA, an unmarried man, whose address is 140 Highway 24, Montevallo, Alabama 35115** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **H. G. MCGAUGHY and DORIS ANN MCGAUGHY an undivided one-half interest, and to WALT CZESKLEBA and ED CZESKLEBA an undivided one-half interest** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 2, according to Winslett's Resurvey of part of Lot 40, according to the Original Plan of Montevallo, Alabama, as recorded in Map Book 37, Page 131, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- Taxes for 2013 and subsequent years.
- Rights of way to city of Montevallo as recorded in Deed Book 147, Page 126, in Probate Office.
- Easement to Alabama Power Company as recorded in Deed Book 222, Page 702, in Probate Office.

SOURCE OF TITLE: Instrument Number 20121113000433550 and Instrument Number: 20130214000063990, Shelby County Probate Office.

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF THE MARRIED GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

Shelby County, AL 09/12/2013
State of Alabama
Deed Tax: \$24.00

IT IS THE INTENT OF THE PARTIES THAT THE TWO MCGAUGHY GRANTEES AND THE TWO CZESKLEBA GRANTEES EACH RECEIVE AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE HEREINABOVE DESCRIBED REAL PROPERTY AS TENANTS IN COMMON. PROVIDED, HOWEVER, THE PARTIES FURTHER INTEND THAT THE NATURE OF OWNERSHIP OF SAID PROPERTY BY AND BETWEEN THE MCGAUGHY GRANTEES (AS TO THEIR UNDIVIDED ONE-HALF INTEREST) SHALL BE JOINT WITH RIGHT OF SURVIVORSHIP BETWEEN THE MCGAUGHY GRANTEES ONLY AND THAT THE NATURE OF OWNERSHIP BETWEEN THE CZESKLEBA GRANTEES (AS TO THEIR UNDIVIDED ONE-HALF INTEREST) SHALL BE JOINT WITH RIGHT SURVIVORSHIP AS TO THE CZESKLEBA GRANTEES ONLY. CONSEQUENTLY, UPON THE DEATH OF EITHER OF THE MCGAUGHY GRANTEES, THE SURVIVING MCGAUGHY GRANTEE SHALL RECEIVE THE DECEASED MCGAUGHY GRANTEE'S INTEREST IN SUBJECT PROPERTY, IN FEE SIMPLE, AND UPON THE DEATH OF EITHER OF THE CZESKLEBA GRANTEES, THE SURVIVING CZESKLEBA GRANTEE SHALL RECEIVE THE DECEASED CZESKLEBA GRANTEE'S INTEREST IN SUBJECT PROPERTY, IN FEE SIMPLE.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 11th day of September, 2013.

H. G. MCGAUGHY
H. G. MCGAUGHY

WALT CZESKLEBA
WALT CZESKLEBA

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **H. G. MCGAUGHY and WALT CZESKLEBA**, 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of September, 2013.

Sharon J. Spear
Notary Public
My commission expires: 9/3/2014



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name H. G. McGaughy
Walt Czeskleba
 Mailing Address P.O. Box 293
Montevallo, AL 35115

Grantee's Name H. G. McGaughy
Walt Czeskleba
 Mailing Address 140 Highway 24
Montevallo, AL 35115

Property Address 626 Main Street
Montevallo, AL 35115

Date of Sale September, 2013
 Total Purchase Price \$ _____
 Or
 Actual Value \$ 24,000.00
 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
XX _____ 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).

Verified By: Mitchell A. Spears

Print H. G. McGaughy
 Sign H. G. McGaughy
 (Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
 COUNTY OF SHELBY)

Sworn to and subscribed before me this the _____ day of September, 2013.

[Signature]
 Notary Public
 My commission expires: 9/13/2014



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