

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Louise Buckhanon
PO Box 315
Vincent AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **Eighteen Thousand Two Hundred Thirty Three Dollars and zero cents (\$18,233.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we unto ***Louise Buckhanon, a single woman and Ricky Buckhanon, a single man (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Louise Buckhanon, Ricky Buckhanon and Linda F. Buckhannon (herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

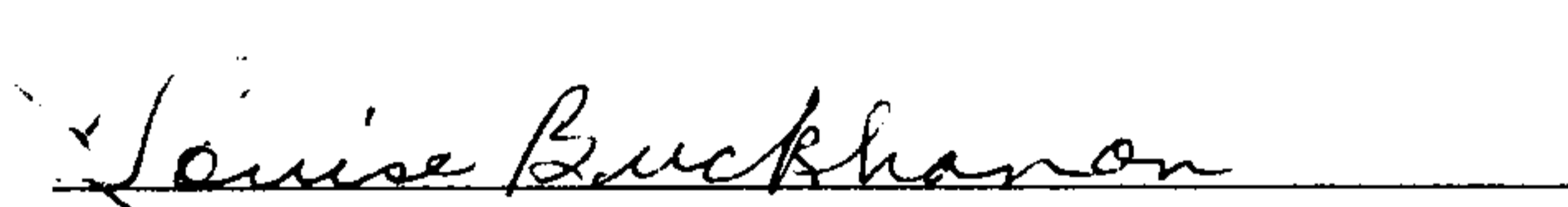
SUBJECT TO:

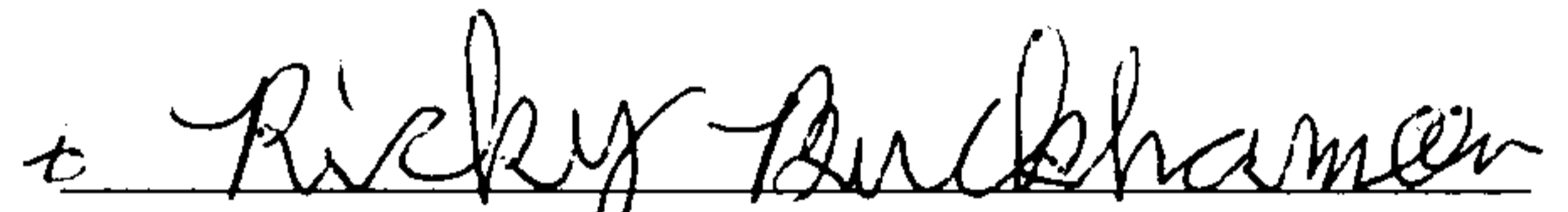
1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of October, 2013.



Louise Buckhanon


Ricky Buckhanon

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Louise Buckhanon, and Ricky Buckhanon*** whose names are signed to the foregoing conveyance, and who is 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 2nd day of October, 2013.


20131002000395450 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/02/2013 02:38:42 PM FILED/CERT



Notary Public
My Commission Expires:

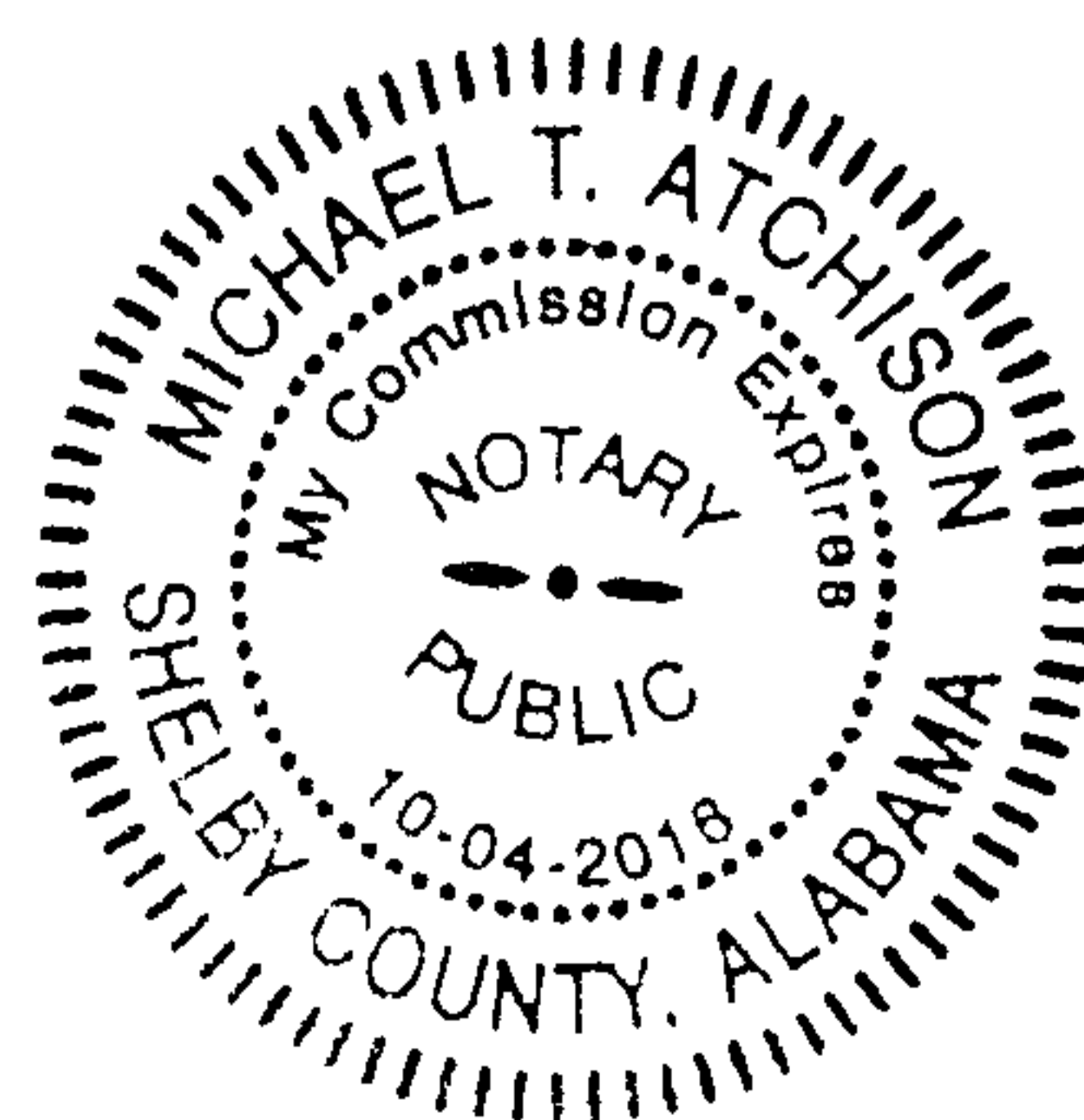


EXHIBIT A
LEGAL DESCRIPTION

Commence at the NW Corner of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 1, Township 19 South, Range 2 East, Shelby County, Alabama;
Thence run South along the West line of said N $\frac{1}{2}$ 650.8 feet;
Thence run North 83° 20' East 302.95 feet; thence run North 07° East 61.4 feet to the NW corner of the Jimmie C. Norwood lot and point of beginning of this description; thence continue on the last named course 104.7 feet; thence run South 87° 06' East 208.23 feet; thence run South 07° West 104.7 feet; thence run North 87° 06' West 208.23 feet to the point of beginning, also rights of ingress and egress over the now existing field road or as may otherwise be located in the future.

Less and except any road right of ways of record. Grantor does not assume any liability for unpaid taxes.

This being the same property conveyed to William J. Wade, not in his individual capacity but solely as Trustee of Mid-State Trust II., and recorded in Book 187, at page 856-859. In Shelby County, Alabama.



20131002000395450 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
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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 Louise Buckhorn
Mailing Address PO Box 315
Vincennes AL 35178

Grantee's Name Louise Buckhorn
Mailing Address P.O. Box 315
Vincennes AL 35178

Property Address _____

Date of Sale 10-2-13
Total Purchase Price \$ 10,233
Or
Actual Value \$ _____
Or
Assessors 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 To Cure Title

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 10-2-13

Print Mike T. Atchison

☐ Unattested _____
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

