



20131011000408920 1/3 \$26.50
Shelby Cnty Judge of Probate, AL
10/11/2013 03:43:23 PM FILED/CERT

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:
Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076

Send Tax Notice to: Nicolle Y. Rutledge
41 Evansville Circle
Montevallo AL 35115

MINIMUM VALUE: \$6,120.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **FOUR HUNDRED DOLLAR and 00/100 (\$400.00) and other good and valuable consideration**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Cora Johnson, an unmarried woman, whose address is 3721 Laurel Avenue SW, Birmingham, Alabama 35221

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

Nicolle Y. Rutledge, Damian D. Rutledge and Christian M. Rutledge, whose address is 41 Evansville Circle, Montevallo, Alabama 35115

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Beginning at the Northwest corner of the said Joe Pinkey lot on the East side of the Montevallo and Dogwood Public road, run North parallel with the said public road 100 feet, thence East 120 feet; thence South 100 feet, thence West 120 feet, to the point of beginning, said property being a part of the Will Evans place known as the Pat J. Kroell farm, situated in Shelby County, Alabama, as same existed in 1979.

SUBJECT TO: Easements, reservations and restrictions of record and subject to current taxes.

SOURCE OF TITLE: DB 318, Page 900, recorded April 9, 1979.

TO HAVE AND TO HOLD to the said GRANTEES 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 for such survivor forever.

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 GRANTEES, 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 11 day of Oct, 2013.

Cora Johnson
Cora Johnson

STATE OF ALABAMA)
COUNTY OF ~~SHELBY~~)
Jefferson

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Cora Johnson**, whose name is 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 11 day of Oct,
2013.

Quita Kay Bryant
Notary Public
My Commission Expires: Dec 5, 2015



20131011000408920 2/3 \$26.50
Shelby Cnty Judge of Probate, AL
10/11/2013 03:43:23 PM FILED/CERT

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 Cora Johnson
Mailing Address 3721 Laurel Avenue SW
Birmingham AL 35221

Grantee's Name Nicolle Y. Rutledge
Mailing Address 41 Evansville Circle
Montevallo AL 3515

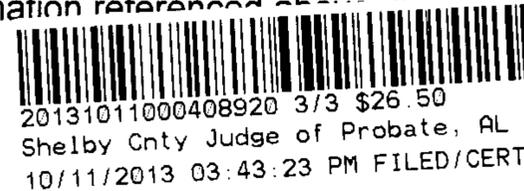
Property Address N/A

Date of Sale 10/11/13
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ 6,130.00

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 Assessor's Records
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, recordation 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: _____

Print Cora Johnson
Sign Cora Johnson
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNTY OF ~~SHELBY~~)
Jefferson

Sworn to and subscribed before me this the 11 day of Oct, 2013.
Quinta Kay Bryant
Notary Public
My commission expires: Dec 5, 2015