

47485  
Shelby

20131227000493380 1/3 \$85.00  
Shelby Cnty Judge of Probate: AL  
12/27/2013 12:38:54 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
James Shelton  
Patricia A. Shelton  
117 Grande View Parkway  
Maylene, AL 35114

Source of Title Deed Book 2003, page 052,680.

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty five thousand and 00/100 (\$65,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dennis H. Agnew and Suzanne Agnew, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto James Shelton and Patricia A. Shelton, husband and wife (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 3, Block 3, according to the Survey of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this December 23, 2013.

  
Dennis H. Agnew (SEAL)

  
Suzanne Agnew (SEAL)

STATE OF ALABAMA  
J Keith COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis H. Agnew and Suzanne Agnew, husband and wife, whose name(s) 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 on December 23, 2013.

  
NOTARY PUBLIC

My commission expires: 2-1-14

This form is required for all closings that involve recording a deed.

**Real Estate Sales Validation Form**

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

Grantor's Name Dennis H. Agnew  
Mailing Address 130 River Crest LN  
Helena, AL 35080

Grantee's Name James Shelton  
Mailing Address 357 Willow Glen Court  
Alabaster, AL 35007

Property Address 357 Willow Glen Court  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_

Total Purchase Price \$ 65,000.00

or

Actual Value \$ \_\_\_\_\_

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  
 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).

Date 12-23-13

Print Alicia Brown

Unattested \_\_\_\_\_

Sign Alicia

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Grantor's: Suzanne Agnew  
Address: 130 River Crest LN  
Helena, AL 35080

Grantee's: Patricia A. Shelton  
Address: 357 Willow Glen CT  
Alabaster, AL 35007



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*[Faint signatures and stamps at the bottom of the page]*