


20140110000010870 1/3 \$72.00
Shelby Cnty Judge of Probate, AL
01/10/2014 01:39:23 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: **Charles Britt Raymond**
315 Joye Lane
Alabaster AL 35007

MINIMUM VALUE: \$52,000.00

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 **ONE DOLLAR and LOVE and AFFECTION**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Anni K. Raymond (aka Annie K. Raymond), an unmarried woman, whose address is 1012 Hidden Forest Drive, Montevallo, Alabama 35115

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

Anni K. Raymond and Charles Britt Raymond, whose address is 315 Joye Lane, Alabaster Alabaster 35007

(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:**

Lot 8, Block 6, according to the map and survey of Green Valley Second Sector, as recorded in Map Book 6, Page 21, in the Probate Office of Shelby County, Alabama.

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

SOURCE OF TITLE: DB 296, Page 842.

CHARLES R. RAYMOND, A GRANTEE UPON THE ABOVE REFERENCED SOURCE OF TITLE, DECEASED ON OR ABOUT FEBRUARY 22, 2008, HAVING BEEN SURVIVED BY ANNI K. RAYMOND.

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.

Shelby County, AL 01/10/2014
State of Alabama
Deed Tax: \$52.00

IN WITNESS WHEREOF, I (we), have hereunto set my (our) hand(s) and seal(s),
this 10th day of January, 2014.

Anni K Raymond
Anni K. Raymond

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State,
hereby certify that **Anni K. Raymond**, 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 10th day of Jan.,
2014.

[Signature]
Notary Public
My Commission Expires: 07/31/17

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 Anni K. Raymond
Mailing Address 1012 Hidden Forest Drive
Montevallo, AL 35115

Grantee's Name Charles Britt Raymond
Mailing Address 315 Joye Lane
Alabaster AL 35007 *AKR*

Property Address 315 Joye Lane
Alabaster AL 35007

Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Market Value \$52,000.00 (1/2)

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 1/2 of Assessor's market value commensurate with conveyance of an undivided 1/2 interest.

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).

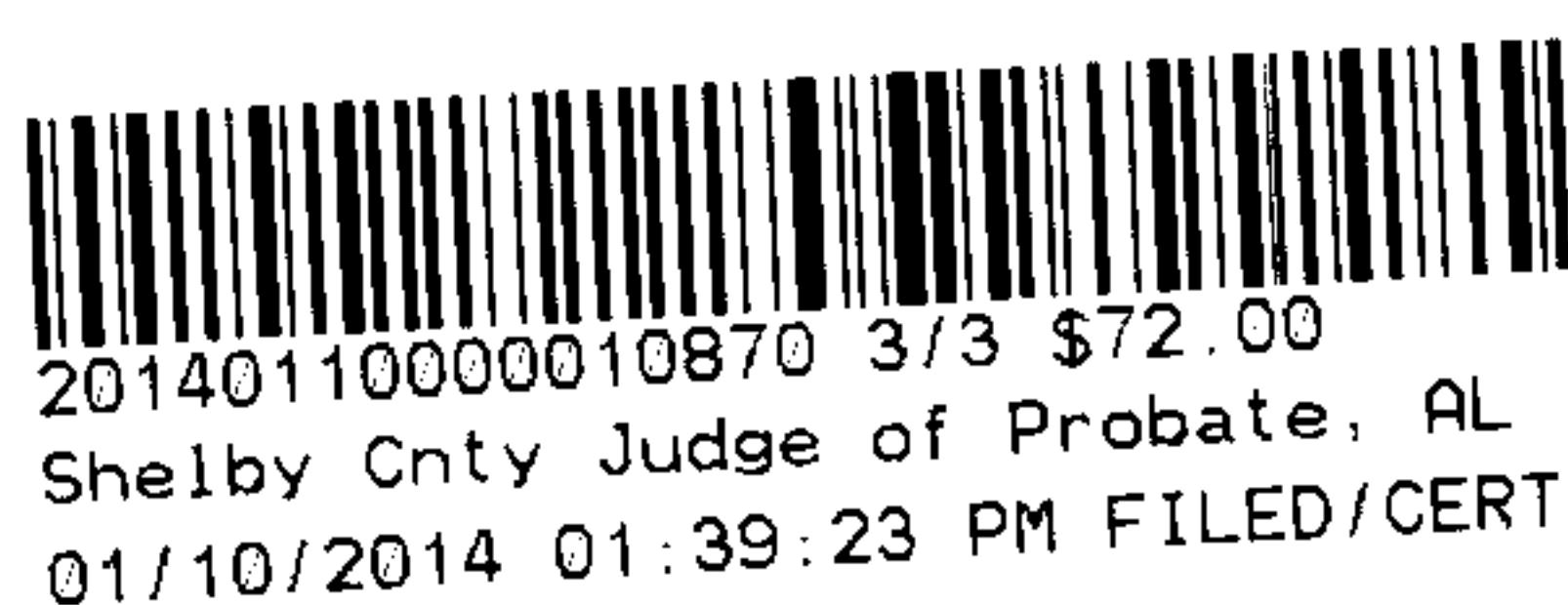
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Print Anni K. Raymond

Sign Anni K. Raymond
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 10th day of January, 2014.



Notary Public [Signature]
My commission expires: 07/31/17