

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
1100 North River Drive
Shelby, AL 35143

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

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned James O. Marshall, unmarried, and Leigh A. Marshall, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto James O. Marshall and Andrew Lee Marshall (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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot No. 34 and Lot No. 35, in Shelby Shores, 1978 Addition, according to map as recorded in Map Book 7, page 88, in the Probate Office of Shelby County, Alabama.

Beginning at a point where the West boundary line of Lot 35, Shelby Shores 1978 Addition (Map Book 7, Page 88) intersects the Northernmost right-of-way line of North River Drive; thence run in a Northerly direction along the said West boundary of Lot 35 a distance of 55.0 feet to a point; thence turn an angle of 120 degrees 47 minutes 31 seconds to the left and run Southwesterly a distance of 149.43 feet to a point; thence turn an angle of 101 degrees 01 minutes 41 seconds to the left and run Southeasterly a distance of 118.76 feet to a point on the Southernmost right-of-way line of North River Drive; thence turn an angle of 180 degrees 00 minutes to the left and run Northerly along said right-of-way line along a curve to the right (concave Southeasterly) having a radius of 66.0 feet and a central angle of 131 degrees 48 minutes 45 seconds an arc distance of 151.84 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NE 1/4, Section 12, Township 22 South, Range 1 East. Included in the above description shall be any and all portions of land that lie above the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Excepted from the above description is any and all portions of land that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

Subject to existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

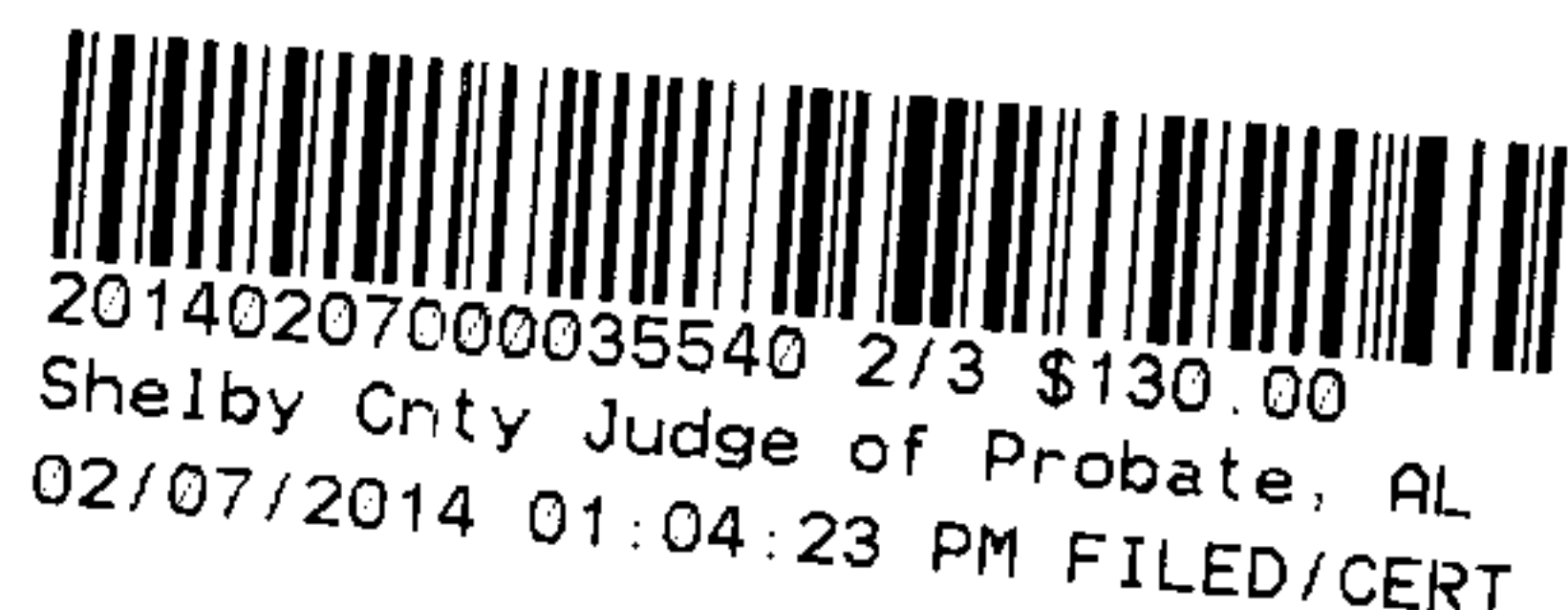
Shelby County, AL 02/07/2014
State of Alabama
Deed Tax: \$110.00


20140207000035540 1/3 \$130.00
Shelby Cnty Judge of Probate, AL
02/07/2014 01:04:23 PM FILED/CERT

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 of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 29th day of JANUARY, 2013. 14

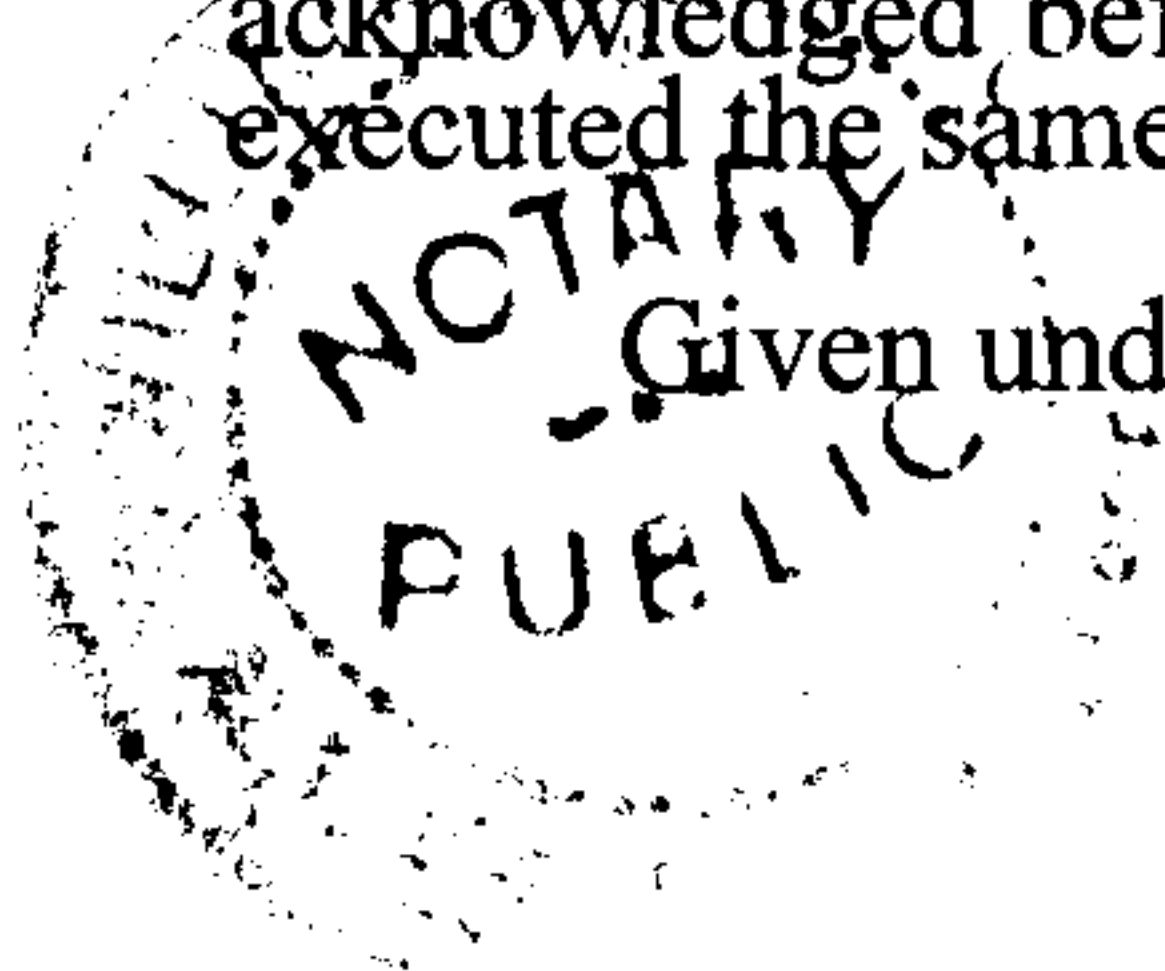


James O. Marshall
James O. Marshall
Leigh A. Marshall
Leigh A. Marshall

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James O. Marshall, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 2013.



Miller R. Jentis
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leigh A. Marshall, 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 the same bears date.

Given under my hand and official seal this 29th day of January, 2013. 2014

Erin M. Moody
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES: Jan 21, 2015
BY: [Signature]

Real Estate Sales Validation Form

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

Grantor's Name James O. Marshall
Mailing Address 1100 N River Dr.
Shelby, AZ 35143

Grantee's Name James O. Marshall & Andrew Lee Marshall
Mailing Address 1100 N River Dr.
Shelby, AZ 35143

Property Address 1100 N River Dr.
Shelby, AZ 35143

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 219,305.00 ^{1/2} 109,652

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
☐ Closing Statement

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 _____

Print James O. Marshall

☐ Unattested
(verified by) _____

Sign James O. Marshall
(Grantor/Grantee/Owner/Agent) circle one



20140207000035540 3/3 \$130.00
Shelby Cnty Judge of Probate, AL
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Form RT-1