

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

Send Tax Notice to:  
Alan B. Cashion  
220 Billy Wayne Acres  
Columbiana, AL 35051

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

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$1,500.00)**, 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 **Jackie D. Cashion and wife, Georgia T. Cashion** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Alan B. Cashion and Patricia C. Cashion** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

*Being the South 30' of Lot 1 Billy Wayne Acres, as recorded in Map Book 32, Page 31, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:*

*Commence at the NE corner of the SE ¼ of the NW ¼ of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama; thence S00°11'38"E, a distance of 727.16' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 30.00' to the SE Corner of above said Lot 1; thence N88°16'15"W, a distance of 165.00' to the SW corner of above Lot 1; thence N00°11'38"W, a distance of 30.00'; thence S88°16'15"E, a distance of 165.00' to the POINT OF BEGINNING.*

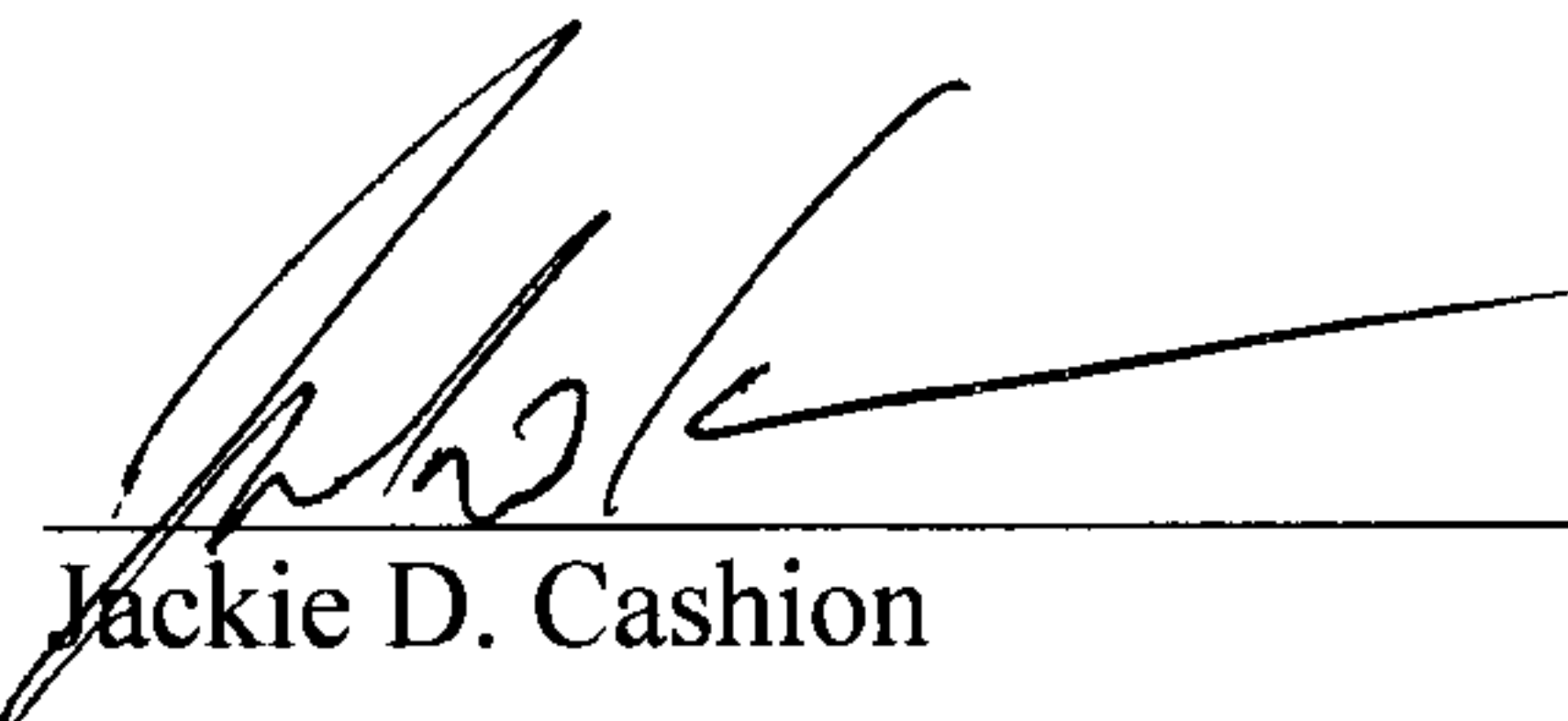
**SUBJECT TO:**

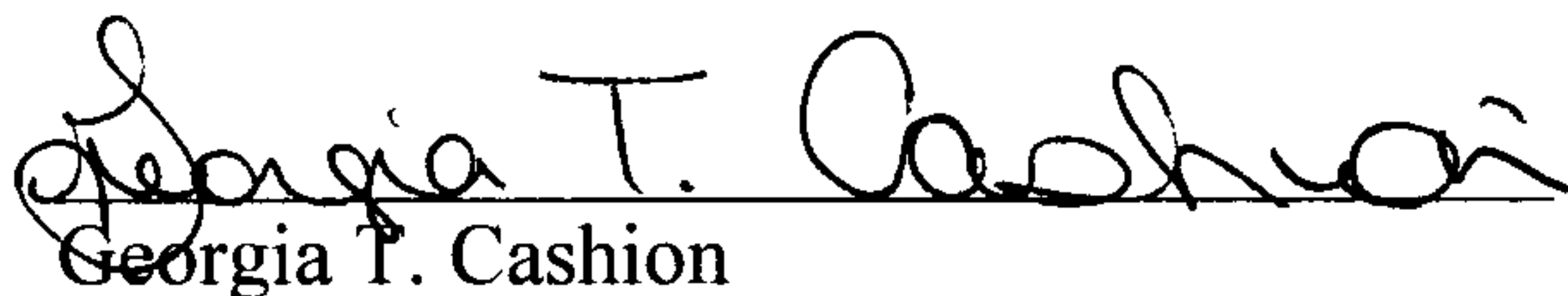
1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

**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 11<sup>th</sup> day of February, 2014.

  
\_\_\_\_\_  
Jackie D. Cashion

  
\_\_\_\_\_  
Georgia T. Cashion

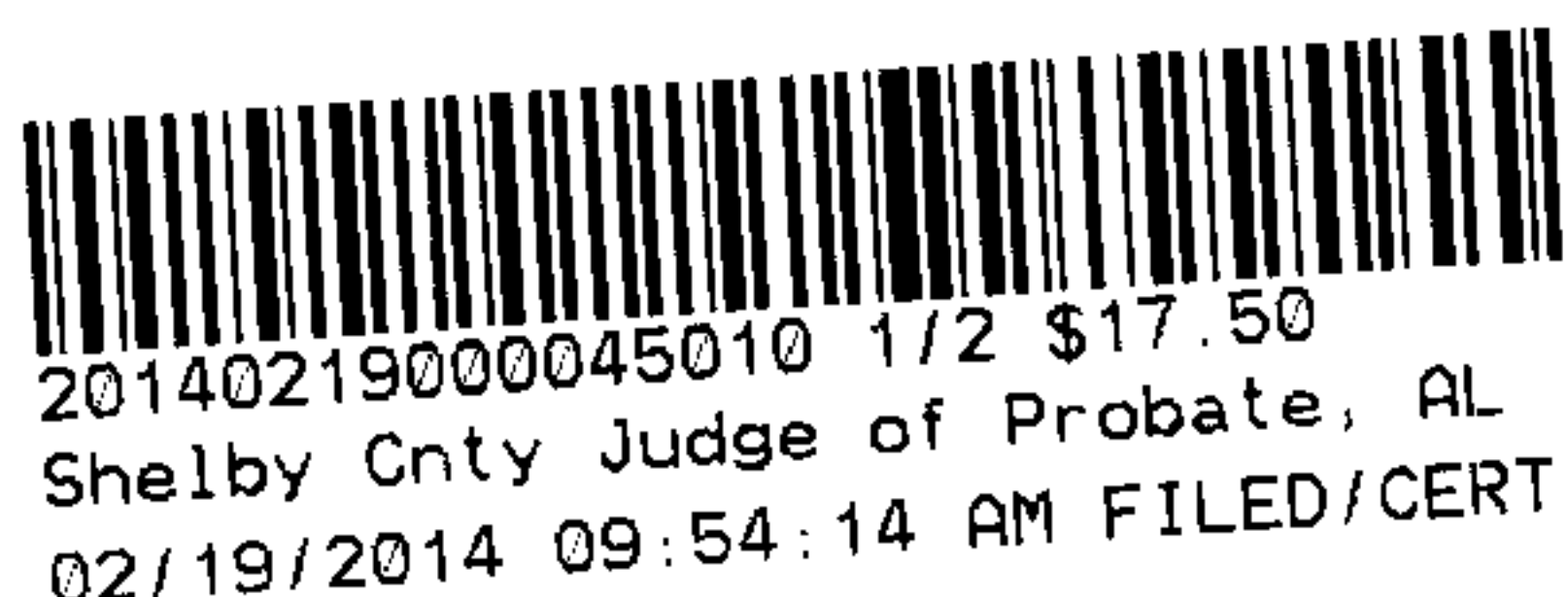
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jackie D. Cashion and Georgia T. Cashion**, 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 11<sup>th</sup> day of February, 2014.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/12/15



Shelby County, AL 02/19/2014  
State of Alabama  
Deed Tax: \$.50



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

(Seller)

Grantor's Name Jackie D. & Georgia T. Cashion  
Mailing Address 32 Billy Wayne Acres  
Columbiana, AL 35051

(Buyer)

Grantee's Name Alan B. & Patricia C. Cashion  
Mailing Address 220 Billy Wayne Acres  
Columbiana, AL 35051

Property Address: South 30' of Lot 1 Billy Wayne  
Acres MB 32, Page 31, Shelby  
County, Alabama

Date of Sale 2-11-14

Total Purchase Price \$ \_\_\_\_\_

or

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

or

Assessor's Market Value \$ 273.00 .1136 acres

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 – Property Tax Office

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 2-11-14

Sign William R. Justice  
(Grantor/Grantee/Owner/Agent) circle one  
Print William R. Justice

☐ Unattested

\_\_\_\_\_  
(Verified by)

Form RT-1

