

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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

Send Tax Notice to:
Judi Littlefield
1568 Hwy 83
Vincent AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY FOUR THOUSAND AND NO/00 DOLLARS (\$54,000.00)**, 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, **Judi Littlefield, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Judi Littlefield and Larry B. Littlefield (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description.

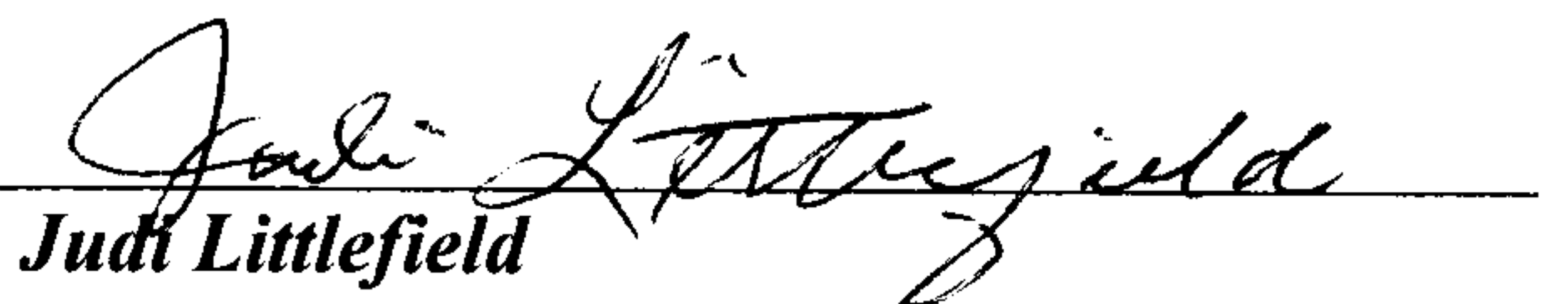
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
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 2nd day of May, 2014.

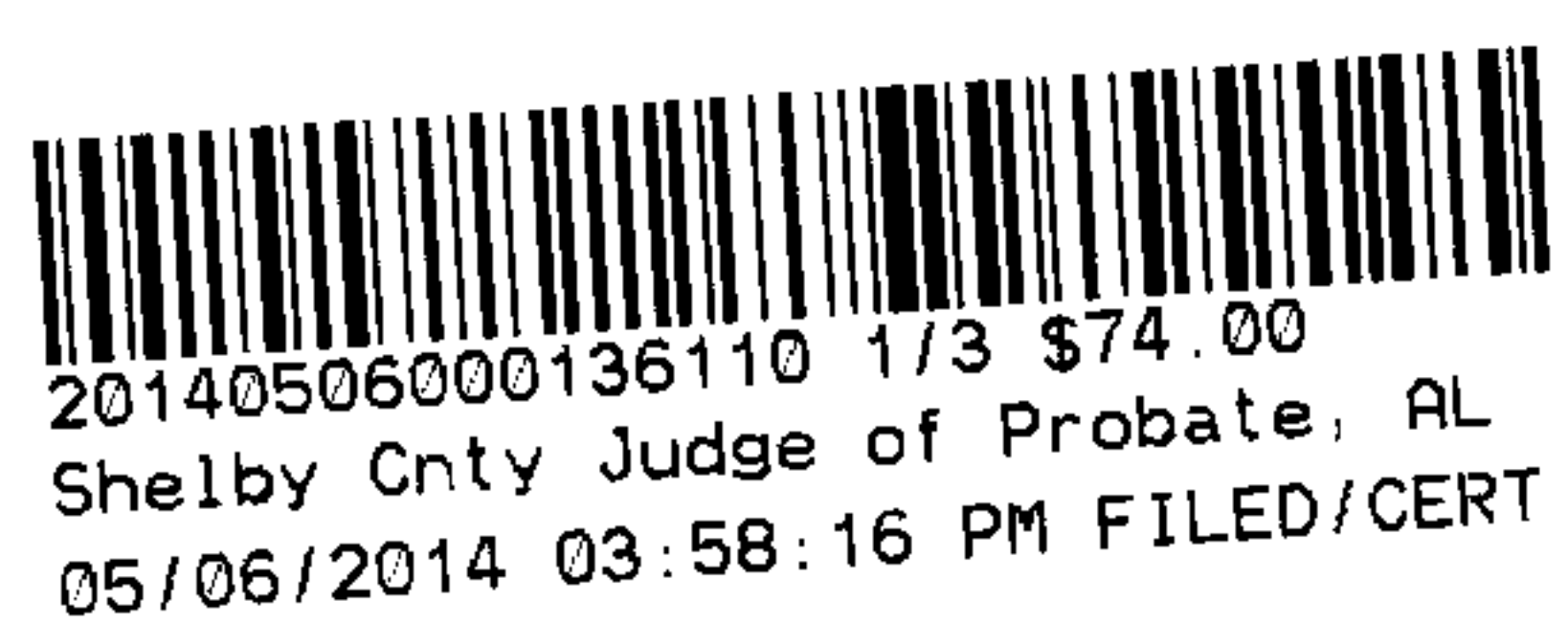
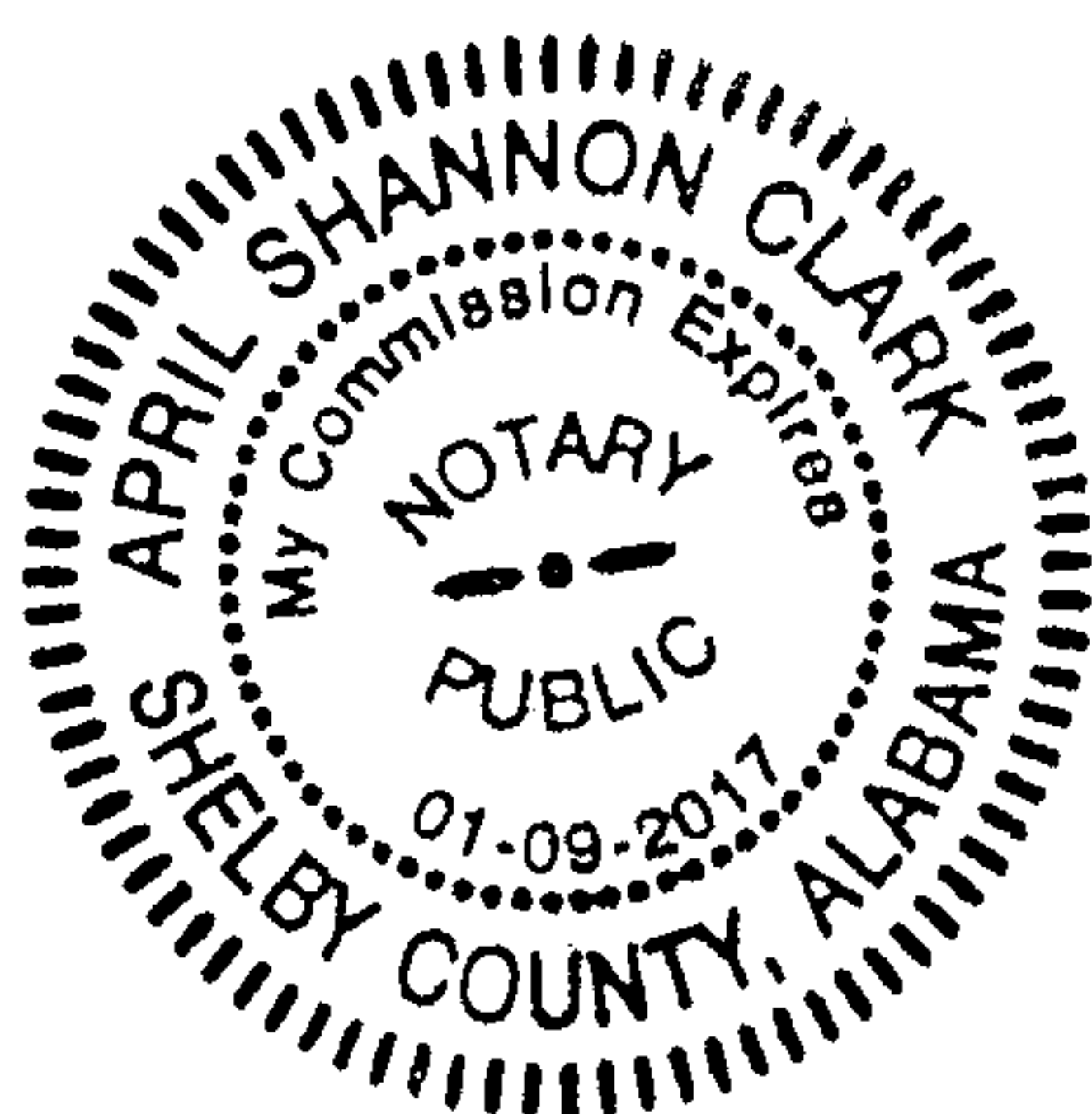

Judi Littlefield

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Judi Littlefield**, 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 2nd day of May, 2014.


Notary Public
My Commission Expires: 1-9-2017



Shelby County, AL 05/06/2014
State of Alabama
Deed Tax: \$54.00

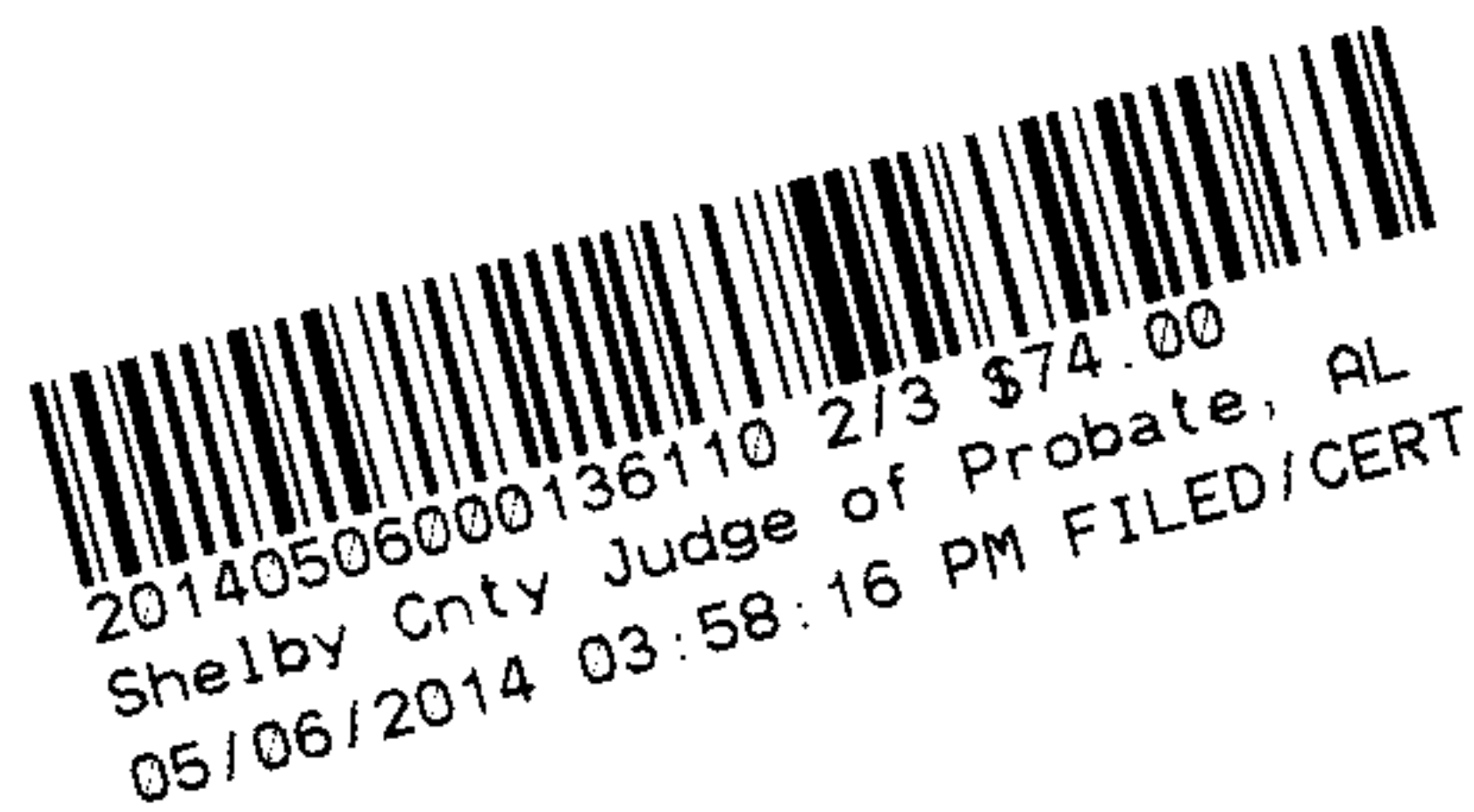
EXHIBIT A
LEGAL DESCRIPTION

A tract of land located in the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 East, and being more particularly described as commencing at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17; thence South 89 deg. 58 min. West along the North line of said forty 825.4 feet to the place of beginning; thence from the place of beginning South 0 deg. 11 min. 40 sec. East 1312.65 feet to the South line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17; thence South 89 deg. 58 min. West along the South line of said forty 175.0 feet; thence South 0 deg. 11 min. 40 sec. East 469.0 feet; thence South 65 deg. 09 min. West 455.67 feet to the center of a paved road; thence North 30 deg. 51 min. West along the center of said paved road 80.8 feet to an angle point; thence continuing along the center of said road, North 30 deg. 19 min. West 684.1 feet to the North line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 17; thence North 89 deg. 58 min. East along the North line of said forty, 478.6 feet to the Northeast corner of same; thence North 0 deg. 11 min. 40 sec. West along the West line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17, 1312.65 feet to the Northwest corner of same; thence North 89 deg. 58 min. East along the North line of said forty 495.4 feet to the place of beginning and containing 23.19 acres more or less.

LESS AND EXCEPT a 40 foot right-of-way along an existing highway along the West line of said tract.

ALSO LESS AND EXCEPT parcel previously conveyed to grantees as shown by deed recorded in Shelby County Probate Office in Deed Book 255 at page 331.

ALSO LESS AND EXCEPT parcel conveyed in Deed Book 327, Page 837, Shelby County Probate Office.



Real Estate Sales Validation Form

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

Grantor's Name Judi Littlefield
Mailing Address 1568 Hwy 83
Vincennes AL
35178

Grantee's Name Judi Littlefield
Mailing Address _____

Property Address _____

Date of Sale 5-20-2014
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 1/2 value
54,000.00

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
____ Sales Contract
____ Closing Statement

____ Appraisal
____ ☒ Other 1/2 tax Value

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print Mike T. Atchison

____ Unattested _____
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

