

VALUE: \$30,000

SEND TAX NOTICE TO:

This Instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

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 Dollar (\$1.00) and love and affection to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Joanne Lester Garrett**, a widow, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James Robert Garrett, Jr., Thomas Keith Garrett**, and **Joan Garrett** (herein referred to as grantee, whether one or more), as joint tenants, with right of survivorship, an undivided three-tenths interest in and to the following described property situated in Shelby County, Alabama, to-wit:

All that part of the North 330 feet of the South ½ of the Southwest ¼ of Section 11, Township 20, Range 1 West, lying West of Columbiana - Chelsea paved road, containing 16.25 acres more or less.

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, 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this _____ day of November, 2000.

 (SEAL)
Joanne Lester Garrett


**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joanne Lester Garrett**, a widow, 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 30th day of November, 2000.



Notary Public


20140508000138330 1/2 \$48.00
Shelby Cnty Judge of Probate, AL
05/08/2014 10:01:50 AM FILED/CERT

Shelby County, AL 05/08/2014
State of Alabama
Deed Tax: \$30.00

Real Estate Sales Validation Form

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

Grantor's Name Joanne Garrett
Mailing Address 8855 Chelsea Rd
Columbiana AL 35051

Grantee's Name Joan Garrett
Mailing Address 8855 Chelsea Rd
Columbiana AL 35051

Property Address acorage; no address

Date of Sale 11/30/2000
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 30,000



20140508000138330 2/2 \$48.00
Shelby Cnty Judge of Probate, AL
05/08/2014 10:01:50 AM FILED/CERT

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 tax office: value divided over 4 deeds

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 5/8/14

Print Joan Garrett

☐ Unattested
(verified by)

Sign Joan Garrett
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1