

1404178

20140604000169030 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
06/04/2014 01:57:15 PM FILED/CERT

This Instrument was Prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Karen Lee Mims
Rickey Paul Mims
3170 Highway 71
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, the amount of **which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Patricia M. Roper, an unmarried woman, whose mailing address is 104 W. Highland Drive, Vincent, AL 35178** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Karen Lee Mims and Rickey Paul Mims, wife and husband, whose mailing address is 3170 Highway 71, Shelby, AL 35143** (herein referred to as Grantees), for and during their joint lives as tenants 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, **the address of which is 3170 Highway 71, Shelby, AL 35143**; to wit;

A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA. INCLUDING LOT 36-38 OF COOSA RIVER ESTATES, AS RECORDED IN MAP BOOK 4, PAGE 67 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; COMMENCE AT THENCE SE CORNER OF LOT 39 OF ABOVE SAID COOSA RIVER ESTATES; THENCE N 00°25'27" W, A DISTANCE OF 167.73 TO THE POINT OF BEGINNING; THENCE N 00° 28'39" E, A DISTANCE OF 148.97; THENCE N 65°37'05" W, A DISTANCE OF 177.04; THENCE N 66° 29'39" W, A DISTANCE OF 79.44; THENCE N 40°23'37" W, A DISTANCE OF 92.89; THENCE N 80° 05'18" W, A DISTANCE OF 14.90; THENCE S 55°51'51" W, A DISTANCE OF 46.37; THENCE S 48° 10'46" W, A DISTANCE OF 44.84; THENCE S 48°12'09" W, A DISTANCE OF 232.43; THENCE S 79° 28'54" E, S DISTANCE OF 90.59; THENCE S 55°08'48" E, A DISTANCE OF 269.62; THENCE S 64° 59'32" E, A DISTANCE OF 69.24; THENCE N 19°17'24" E, A DISTANCE OF 110.60; THENCE S 81° 39'33" E, A DISTANCE OF 144.45 TO THE POINT OF BEGINNING.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2014 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Right of Way granted to Alabama Power Company as recorded in Volume 133, Page 53, Volume 226, Page 531, Volume 232, Page 781, and Volume 203, Page 150.

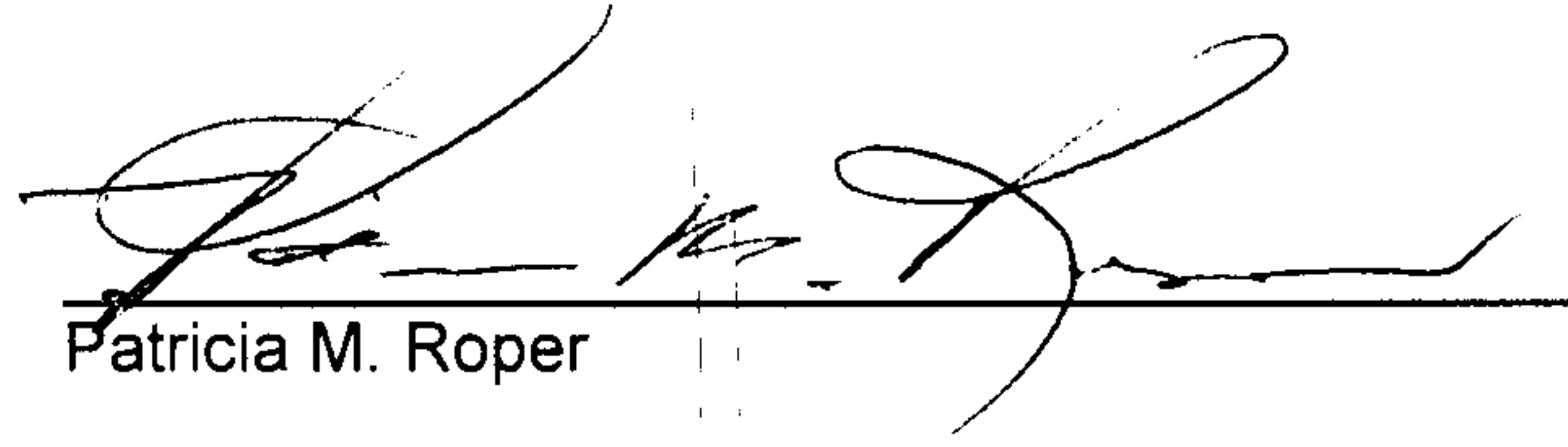
Right of Way granted to Shelby County as recorded in Volume 227, Page 150.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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 (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of May, 2014.

Shelby County, AL 06/04/2014
State of Alabama
Deed Tax: \$60.00


Patricia M. Roper

State of Alabama

}

General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Patricia M. Roper, an unmarried woman whose names are signed to the foregoing conveyance, and who are 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 the 23rd day of May, 2014.

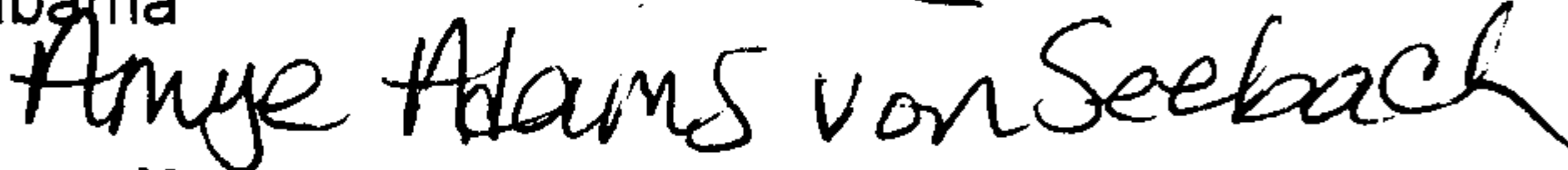


Notary Public, State of Alabama

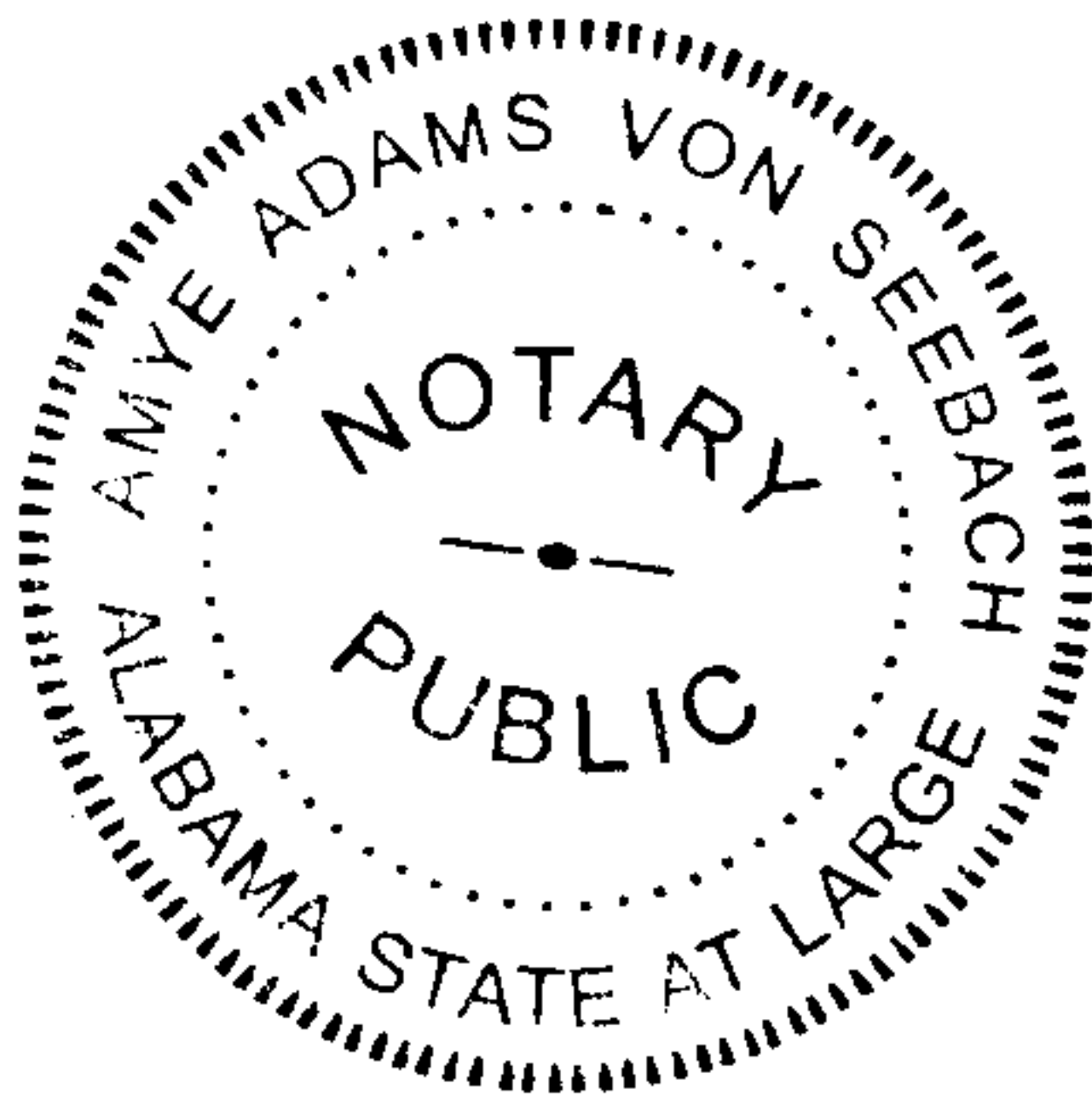
the undersigned authority

Printed Name of Notary

My Commission Expires:



MY COMMISSION EXPIRES
JUNE 17, 2017



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Real Estate Sales Validation Form

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

Grantor's Name Patricia M. Roper

Grantee's Name Karen Lee Mims
Rickey Paul Mims

Mailing Address 104 W. Highland Drive
Vincent, AL 35178

Mailing Address 3170 Highway 71
Shelby, AL 35143

Property Address 3170 Highway 71
Shelby, AL 35143

Date of Sale May 23, 2014
Total Purchase Price \$60,000.00

or
Actual Value

or
Assessor's Market Value

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

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 of 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 May 22, 2014

Print

Patricia M. Roper

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(Verified by)



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Form RT-1