

This instrument was prepared by:
Anthony D. Snable, Attorney
Snable, Chaney & Snable, L.L.C.
2112 11th Avenue South, Suite 528
Birmingham, AL 35205

Send Tax Notices to:
Jerry Donald McNeel
Henrietta McNeel
315 Ashville Circle
Montevallo, AL 35115

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Seven Thousand and No/100--(\$137,000.00) Dollars, to the undersigned Grantor(s), Steven R. Sears as Personal Representative of the Estate of Marcia Janis Mockett Sears, deceased, Probate Case No.2014-000316, (herein referred to as Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant(s) bargain(s), sell(s) and convey(s) unto the said Jerry Donald McNeel and Henrietta McNeel, (herein referred to as Grantee(s)), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 22, according to the Survey of Hubbard and Givan's Subdivision of the NW ¼ of the NE ¼ of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 128, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year, 2014.
2. Easements, conditions, restrictions and reservations of record, if any.

\$130,150.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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.


20140701000198800 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
07/01/2014 09:13:48 AM FILED/CERT

Shelby County, AL 07/01/2014
State of Alabama
Deed Tax: \$7.00

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereto set his/her/their signature(s) and seal(s) this the 27th day of June, 20 14.

X 

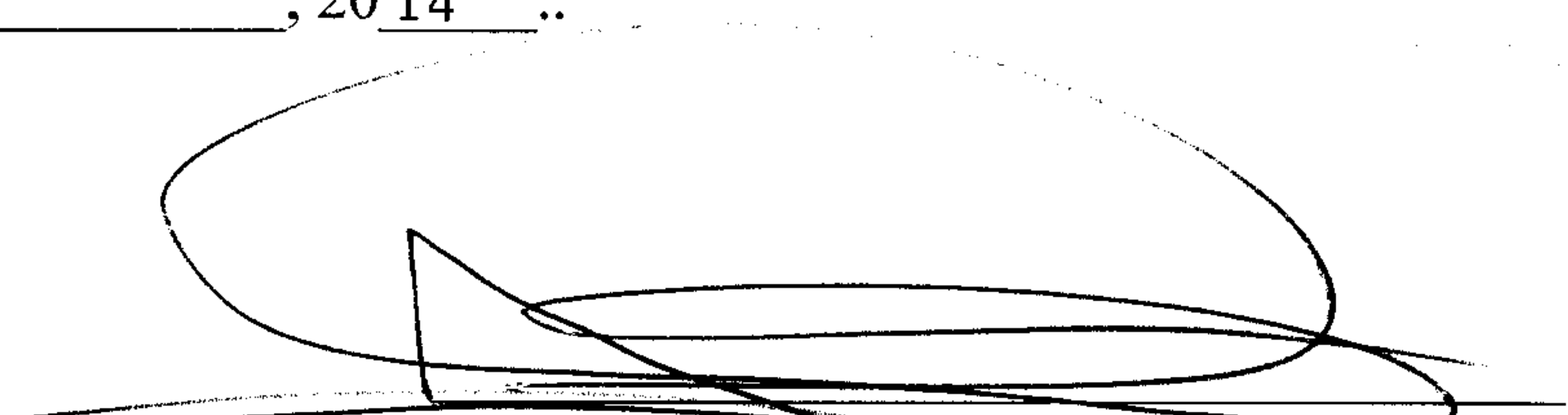
Steven R. Sears as Personal Representative of
the Estate of Marcia Janis Mockett Sears,
deceased, Probate Case No. 2014-000316

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Steven R. Sears, whose name as Personal Representative of the Estate of Marcia Janis Mockett Sears, deceased, Probate Case No. 2014-000316, 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 as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

GIVEN under my hand and official seal on this the 27th day of June, 20 14 ..


Notary Public
Anthony D. Snable

{NOTARIAL SEAL}

My Commission Expires: 11/10/15


20140701000198800 2/3 \$27.00
Shelby Cnty Judge of Probate, AL
07/01/2014 09:13:48 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Steven R. Sears as Personal Representative of Estate of Marcia Janis Mockett Sears
Mailing Address P. O. Box 4
Montevallo, AL 35115

Grantee's Name Jerry Donald McNeel
Mailing Address Henrietta McNeel
315 Ashville Circle
Montevallo, AL 35115

Property Address 315 Ashville Circle
Montevallo, AL 35115

Date of Sale 6/27/14
Total Purchase Price \$ 137,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20140701000198800 3/3 \$27.00
Shelby Cnty Judge of Probate, AL
07/01/2014 09:13:48 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

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 6/27/14

Print

Steven R. Sears as Personal Representative of the Estate of Marcia Janis Mockett Sears

Unattested

Sign

Steven R. Sears
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Anthony D. Snable, Attorney

Jerry Donald McNeel
Form RT-1
Sears, deceased