



20140807000245640 1/2 \$118.50
Shelby Cnty Judge of Probate, AL
08/07/2014 11:33:16 AM FILED/CERT

SEND TAX NOTICE TO:

(Name) Shirlene Epperson
60 Berry Ln.
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Shirlene Epperson
60 Berry Ln.
(Address) Montevallo, AL 35115

Form 1-1.5 Rev. 5/62

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of _____ DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Shirlene Morgan Epperson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Shirlene Morgan Epperson
David Westley Epperson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Commence at the Northeast corner of NE 1/4 of NE 1/4 of Section 11, Township 24, Range 12 East and run South along the East line of said forty acres a distance of 495 feet to a point; being the point of beginning of the lot herein described; thence continue in same distance South and along the East line of said 1/4-1/4 Section 165 feet to a point; thence run South 86 degrees 30 minutes West 238 feet to a point on the East line of Caton Drive; thence run North 7 degrees East and along the East line of Caton Drive 165 feet to a point; thence run North 86 degrees 30 minutes East 228 feet to point of beginning.

Commence at the Northwest corner of Fractional Section 12, Township 24 North, Range 12 East, and run South along the West line of said Fractional Section 12, a distance of 510 feet to the point of beginning of the lot herein conveyed; thence continue South along the West line of said Fractional Section 12 a distance of 150 feet; thence run in an Easterly direction and parallel to the South line of a 30 foot dirt roadway, running along the Northerly line of the property herein described, a distance of 236.5 feet to the West line of a 30 foot road right-of-way; thence in a Northerly direction along the West line of said 30 foot road right-of-way to the South line of a 30 foot roadway running along the Northerly line of the lot being herein conveyed; thence run in a Westerly direction along the South line of said road right-of-way to the point of beginning of the lot herein conveyed.

A Leasehold Interest in and to the following property:

Lot 153, according to the map or plat of Alabama Power Company Recreational Cottage Site, Sector 7, as recorded in Map Book 23 page 28 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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 21st

day of March, 2013

WITNESS:

Shirlene Morgan Epperson
GRANTOR

(Seal)

(Seal)

(Seal)

Shelby County, AL 08/07/2014

State of Alabama

Deed Tax: \$101.50

STATE OF ALABAMA

Shelby COUNTY }

I, Judith Santa Cruz, a Notary Public in and for said County, in said State,

hereby certify that

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 HAS executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 21st day of March, A. D., 2013

Judith Santa Cruz
Notary Public
my commission expires: 6-8-14

Real Estate Sales Validation Form

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

Grantor's Name Shirley
Mailing Address _____

Grantee's Name Shirley
Mailing Address _____

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 116,000 200,000

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 _____

Unattested



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(verified by)

Print Shirley M. Epperson

Sign Shirley M. Epperson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1