


THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, BENNETT,
WATKINS, HILL & GAMBLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEES' ADDRESS:
Judith Rosemond Cain
111 Cain Road
Chelsea, Alabama 35043


20140812000251680 1/3 \$255.00
Shelby Cnty Judge of Probate, AL
08/12/2014 11:38:42 AM FILED/CERT

GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 08/12/2014
State of Alabama
Deed Tax: \$234.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Thirty-Four Thousand and 00/100 (\$234,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Judith Rosemond Cain**, a single individual (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Judith Rosemond Cain, Shelley M. Barratt and Tammy Lee Watson**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

The North 1/4 of the NW 1/4 of the SE 1/4, Section 2, Township 20, Range 2 West,
Shelby County, Alabama.

Also, an easement for access, ingress and egress described as follows:

Part of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
From an existing crimped pipe corner being the locally accepted Southwest corner of said SW 1/4 of NE 1/4 of said Section 2, run in a Northerly direction along the West line of said 1/4 1/4 Section for a distance of 21.58 feet; thence turn an angle to the right of 135 deg. 58 min. 14 sec. and run in a Southeasterly direction for a distance of 31.03 feet to a point of intersection with the South line of said SW 1/4 of NE 1/4 of said Section 2; thence turn an angle to the right of 135 deg. 58 min. 13 sec. and run in a Westerly direction along the South line of said 1/4 1/4 Section for a distance of 21.58 feet, more or less, to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Judith Cain Barratt and Judith Rosemond Cain are one and the same person.

Note: The preparer of this deed has not researched the title to this real property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.



IN WITNESS WHEREOF, said GRANTOR, she has hereunto set his hand and seal this the 8th day of August, 2014.




Judith Rosemond Cain


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Judith Rosemond Cain, a single individual, 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 Instrument she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of August, 2014.



NOTARY PUBLIC
My Commission Expires: 3/26/18


20140812000251680 2/3 \$255.00
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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 Judith Rosemond Cain
Mailing Address 111 Cain Road
Chelsea, Alabama 35043

Grantee's Name Judith Rosemond Cain, et al
Mailing Address 111 Cain Road
Chelsea, Alabama 35043

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or 2/3 of mkt value per Revenue Commissioner
Assessor's Market Value \$ 234,000.00



20140812000251680 3/3 \$255.00
Shelby Cnty Judge of Probate: AL
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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 Assessment

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 _____

Print Judith R. Cain

☐ Unattested

Sign Judith R. Cain

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1