

47977  
Shelby

20140903000275790 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
09/03/2014 10:12:08 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Timothy S. Bailey  
Leah N. Bailey  
213 Briarwood Street  
Columbiana, AL 35051

Source of title Deed Book 2011, page 11970

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One hundred ninety six thousand, five hundred and 00/100 (\$196,500.00) Dollars (of which amount \$190,605.00 is paid from the proceeds of a purchase money first mortgage, and \$5,895.00 is paid from the proceeds of a purchase money second mortgage, both mortgages executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joshua Beane and Lora Beane, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto Timothy S. Bailey and Leah N. Bailey, husband and wife (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 47, according to the Survey of Hidden Springs, Sector 1, as recorded in Map Book 27, Page 69, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 09/03/2014  
State of Alabama  
Deed Tax: \$6.00

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 22, 2014.

 (SEAL)  
Joshua Beane  
 (SEAL)  
Lora Beane

STATE OF ALABAMA  
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joshua Beane and Lora Beane, husband and wife, 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 on August 22, 2014.

My commission expires: Jan 17<sup>th</sup> 2018

  
NOTARY PUBLIC





# Real Estate Sales Validation Form

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

Grantor's Name Joshua Beane  
Mailing Address 213 Briarwood St  
Columbiana, AL 35051

Grantee's Name Timothy S. Bailey  
Mailing Address 136 Cattail Lane  
Calera, AL 35040

Property Address 213 Briarwood St.  
Columbiana, AL 35051

Date of Sale 8-22-14  
Total Purchase Price \$ 196,500.00



20140903000275790 2/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
09/03/2014 10:12:08 AM FILED/CERT

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 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 8-22-14

Print Joshua Beane

☐ Unattested  
(verified by)

Sign Joshua Beane  
(Grantor/Grantee/Owner/Agent) circle one



Grantor: Lora Beane

Grantee: Leah N. Bailey



20140903000275790 3/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
09/03/2014 10:12:08 AM FILED/CERT