

SEND TAX NOTICE TO:

(Name)

JoyAnn Roett O'Connor

(Address)

133 Ashford Lane Alabaster  
AL 35007

This instrument was prepared by

(Name)

JoyAnn Roett-O'Connor

(Address)

133 Ashford Lane Alabaster

Form 1-1-5 Rev. 5/82

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

One Hundred Eleven thousand nine hundred DOLLARS

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

Gregory John O'Connor, Deceased, Relationship to JoyAnn  
Roett-O'Connor her Husband. She is Administrator of Estate and owner  
(herein referred to as grantors) do grant, bargain, sell and convey unto Property

JoyAnn Roett-O'Connor / Relationship - Wife

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

State of Alabama Shelby

County, Alabama to-wit:

JoyAnn Roett-O'Connor Administrator of Estate  
and owner of property  
Husband Gregory John O'Connor Deceased

Lot 14, according to the Survey of Second Addition to  
Ashford Height, as recorded in Map Book 17 pages  
in the Office to the Judge of Probate of  
Shelby County, Alabama.



20140926000302330 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/26/2014 10:19:11 AM FILED/CERT

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,

have hereunto set

hand(s) and seal(s), this

September 26, 2014

WITNESS:

JoyAnn Roett-O'Connor

(Seal)

(Seal)

JoyAnn Roeth-O'Connor (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Kelly B. Mullin, a Notary Public in and for said County, in said State,  
hereby certify that Joy Ann Roeth O'Connor  
whose name JoyAnnRoeth O'Connor 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 \_\_\_\_\_ executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of September A. D., 2014

Kelly B. Mullin  
Notary Public.

Kelly B. Mullin  
Notary Public State At Large  
Commission Expires  
June 28, 2017



20140926000302330 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/26/2014 10:19:11 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  
Mailing Address

Gregory John O'Connor  
133 Ashford  
lane  
Alabaster AL 35007

Grantee's Name  
Mailing Address

JoyAnn Roett-O'Connor  
133 Ashford lane  
Alabaster AL 35007

Property Address

133 Ashford lane  
Alabaster AL 35007

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

121600

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 9/26/2014

Unattested

Print

JoyAnn Roett-O'Connor

Sign

JoyAnn Roett-O'Connor  
(Grantor/Grantee/Owner/Agent) circle one



20140926000302330 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
09/26/2014 10:19:11 AM FILED/CERT

Form RT-1