

Record and return to:  
Victory Title & Escrow, LLC  
695 President Pl., Ste. 203  
Smyrna, TN 37167  
VI 140800194

20140929000305050 1/2 \$115.50  
Shelby Cnty Judge of Probate, AL  
09/29/2014 02:37:18 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

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

Send tax notice to:  
Candace B. Arnold  
James P. Arnold  
320 Forrest Hills Lane  
Alabaster, AL 35007

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

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Candace L. Black, nka Candace B. Arnold, and husband James P. Arnold (herein referred to as grantors) do grant, bargain, sell and convey unto Candace B. Arnold and husband, James P. Arnold (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 62, according to the Survey of Forest Hills, Second Sector, as recorded in Map Book 21, Page 50, in the Office of the Judge of Probate of Shelby County, Alabama.

Candace L. Black nka as Candace B. Arnold is the surviving grantee of that certain deed as recorded in Inst. No. 20061013000508040, the other grantee, Mark Moore, having died on or about December 14, 2010.

The purpose of this deed is to vest title in the current married name of the vested title owner, to add the spouse to the title, and to create survivorship.

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 September 13, 2014.

Candace L. Black, nka  
Candace B. Arnold (SEAL)  
Candace L. Black, nka Candace B. Arnold  
James P. Arnold (SEAL)  
James P. Arnold

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that herein, the receipt whereof is acknowledged, we, Candace L. Black, nka Candace B. Arnold, and husband James P. Arnold, 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 September 13, 2014.

James Townsend  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_

JAMES T TOWNSEND  
Notary Public  
State of Alabama  
MY COMMISSION EXPIRES: SEPT 25, 2016

Shelby County, AL 09/29/2014  
State of Alabama  
Deed Tax: \$98.50

Real Estate Sales Validation Form

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

Grantor's Name Candace L. Black nka Candace B.  
Mailing Address and husband James P. Aewold Aewold  
320 Forest Hills Lane  
Alabaster, AL 35007

Grantee's Name Candace B. Aewold and husband  
Mailing Address James P. Aewold  
320 Forest Hills Lane  
Alabaster, AL 35007

Property Address 320 Forest Hills Lane  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 196,300.00

transfer tax due on 1/2 - 98,150.00



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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 Assessor's Value

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 9/18/17

Print Gail C. Vincent

Sign Gail Vincent

Unattested \_\_\_\_\_  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

