

47956
Shelby

20141031000344170 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/31/2014 12:55:55 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

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

Send tax notice to:
Lora M. Beane
Joshua C. Beane
305 North Main Street
Columbiana, AL 35051

Source of Title Deed Book 2011, page 159020

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 one thousand and 00/100 (\$101,000.00) Dollars, of which amount \$164,549.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Tod A. York, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Lora M. Beane and Joshua C. Beane, wife and husband (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A attached hereto and incorporated herein.

This property is not the homestead of the grantor, nor of his spouse.

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 October 20, 2014.

 (SEAL)
Tod A. York

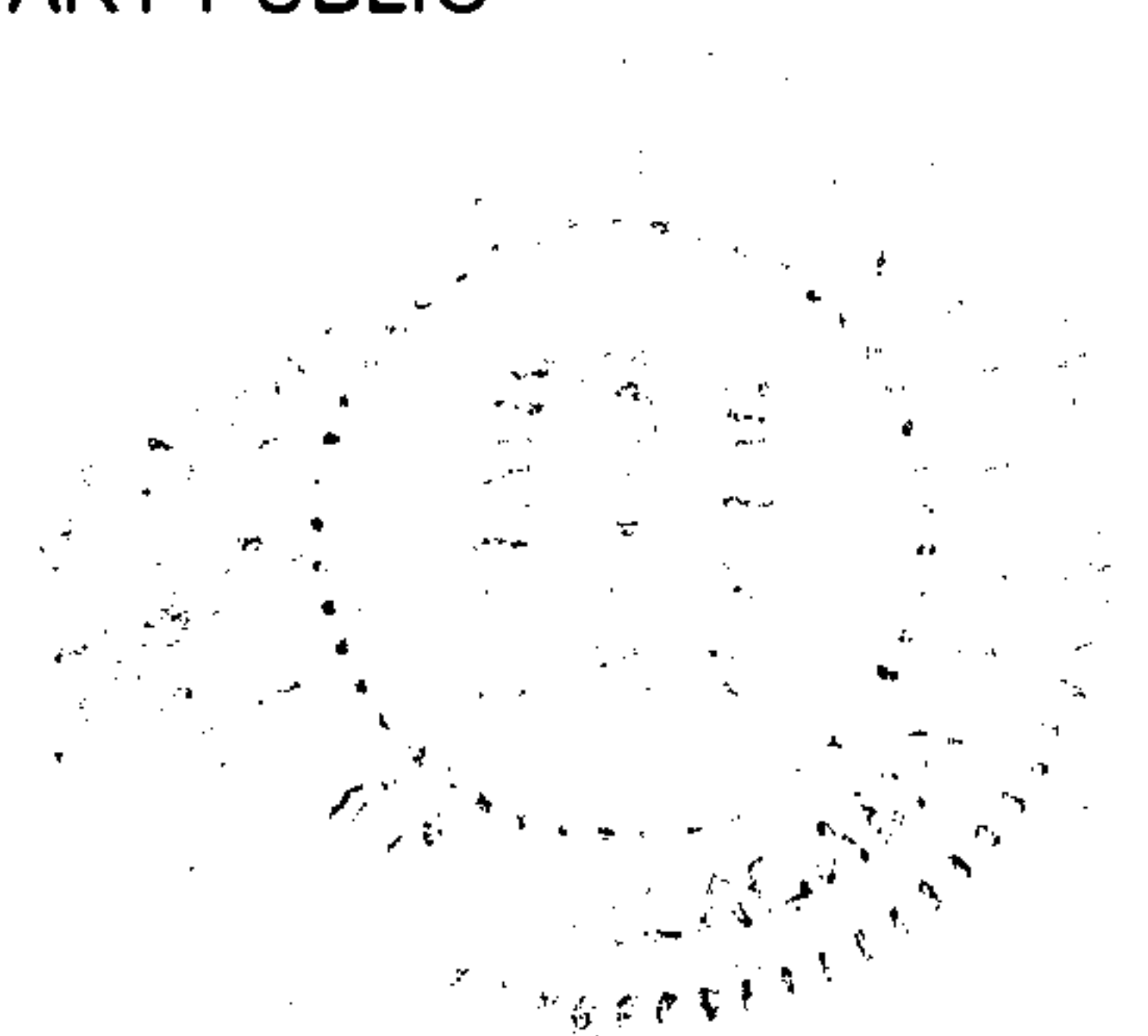
_____(SEAL)

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tod A. York, a married man, 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, he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal on October 20, 2014.

My commission expires: JAN 17th 2018


NOTARY PUBLIC



Mississippi Valley Title Insurance Company

Commitment Number: V498995

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

A lot or tract of land situated in the town of Columbiana, Alabama, described as follows: Begin at the NE corner of Section 26, Township 21 South, Range 1 West; thence run Westerly along the North line thereof for 420.57 feet to the Easterly R/W of Main Street in Columbiana, Alabama; thence 89 degrees 35 minutes left run Southerly along said R/W for 140 feet; thence 90 degrees 19 minutes 24 seconds left run Easterly for 421.99 feet to an iron pin; thence 78 degrees 15 minutes 00 seconds left run Northeasterly for 143.00 feet; thence 101 degrees 50 minutes 37 seconds left run Westerly for 30.00 feet to the Point of Beginning. Situated in Shelby County, Alabama. According to the survey of Thomas E. Simmons, dated September 23, 2005.



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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 TOD A YORK
Mailing Address 305 North Main Street
Columbia, AL 35051

Grantee's Name LORA M BEANE
Mailing Address JOSHUA C. BEANE
305 North Main St.
Columbia, AL 35051

Property Address 305 North Main St.
Columbia, AL 35051

Date of Sale _____
Total Purchase Price \$ 101,000.00

or
Actual Value \$

or
Assessor's Market Value \$ 
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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

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.

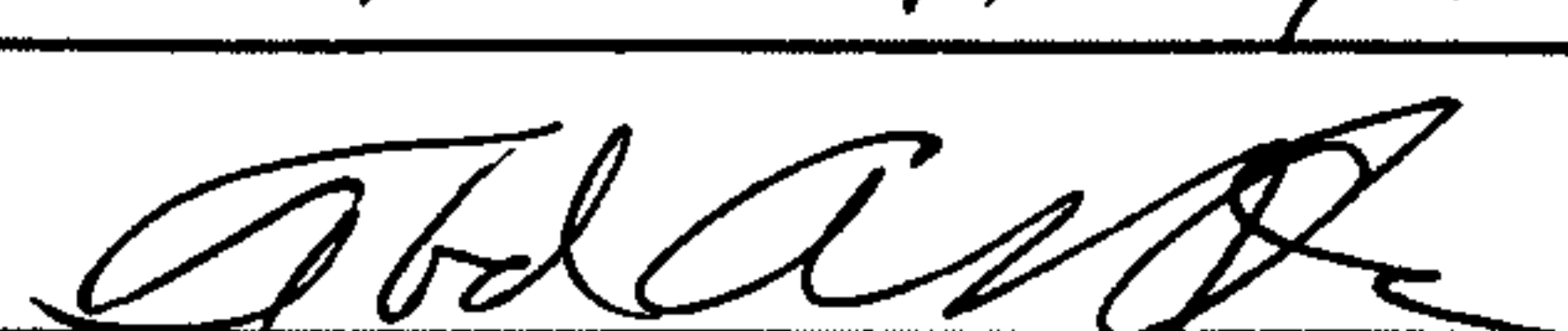
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 10/20/14
Unattested

Print TOD A. YORK
Sign 
(Grantor/Grantee/Owner/Agent) circle one

(verified by)