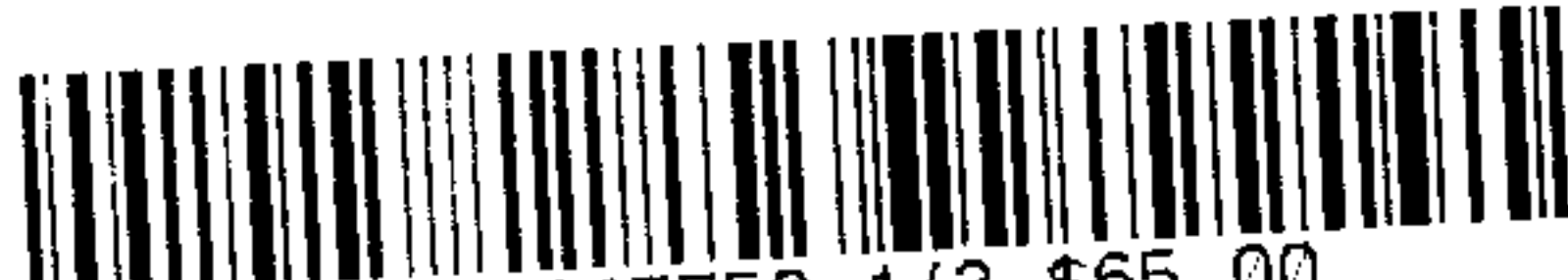


This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20141104000347750 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
11/04/2014 01:28:35 PM FILED/CERT

Send Tax Notice to:
Tonya Thomas Casas
50 Dusty Way, Lot 127
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY FIVE THOUSAND DOLLARS AND 00/100 (\$45,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Tonya Thomas Casas, a married woman (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Tonya Thomas Casas and husband Adrian Casas,(herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Shelby County, AL 11/04/2014
State of Alabama
Deed Tax:\$45.00

SUBJECT TO:


1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

Tonya Louise Thomas and Tonya Thomas Casas is one in the same person

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

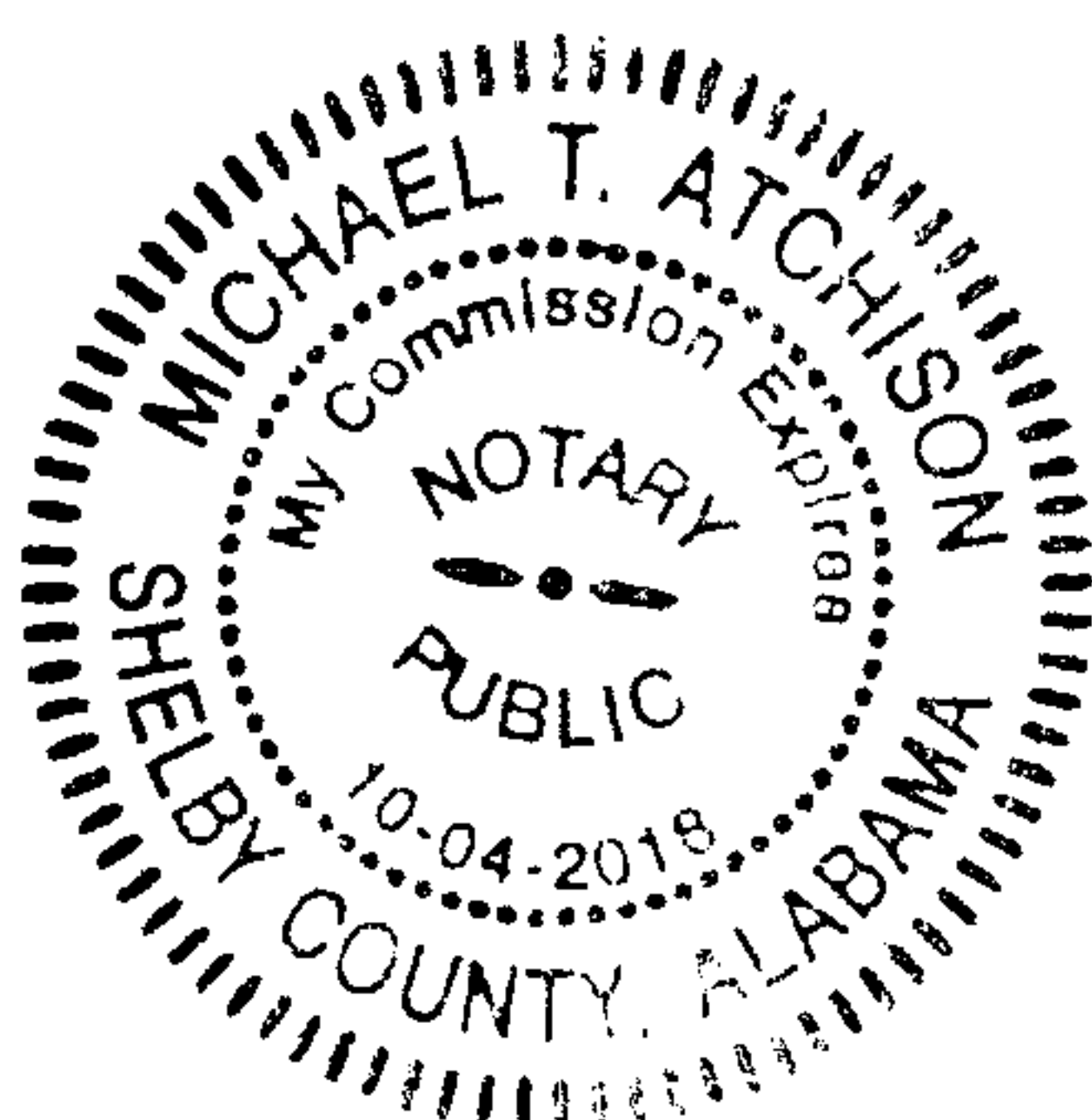
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of November, 2014


Tonya Thomas Casas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Tonya Thomas Casas*** 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 this 4th day of November, 2014.



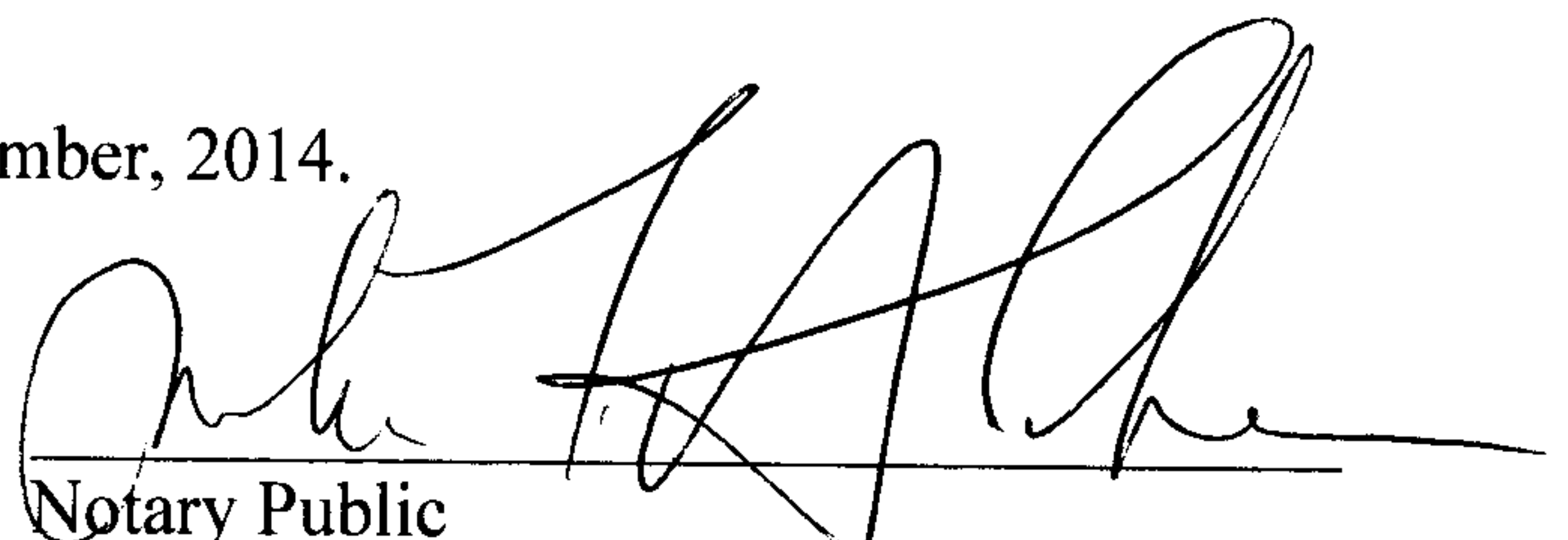
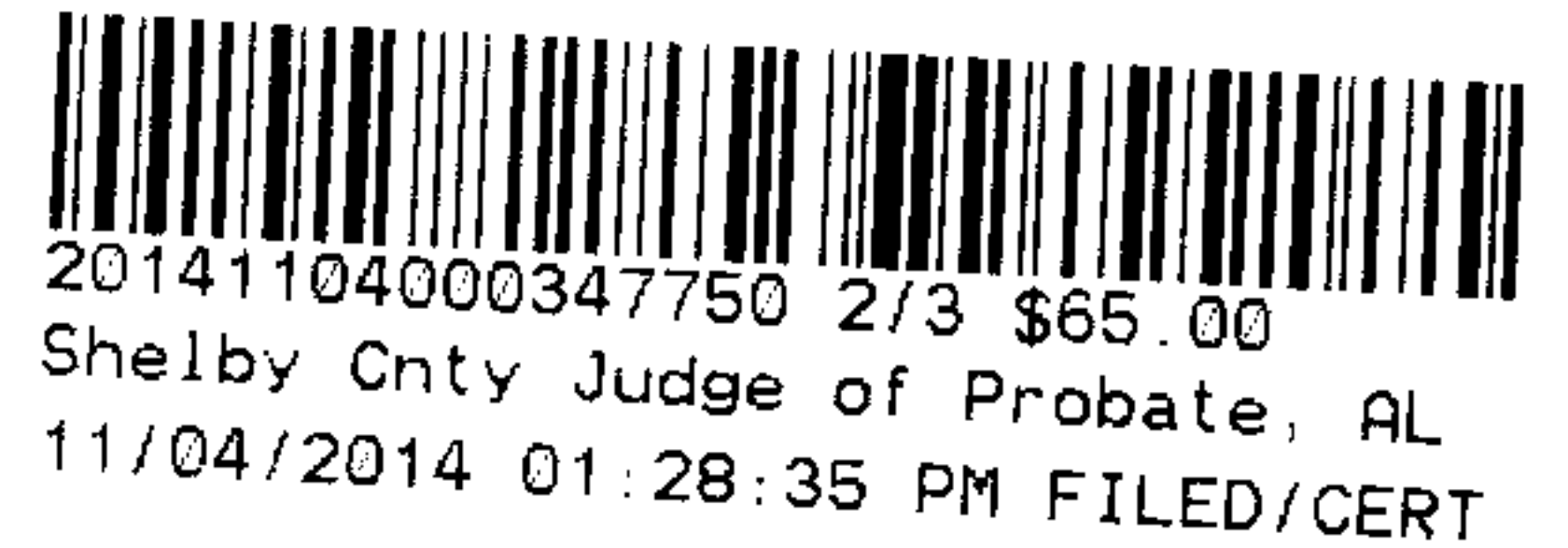

Notary Public
My Commission Expires:

Exhibit "A" Legal Description



DESCRIPTION:

Commence at a 1" solid rebar locally known as the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 20, Township 20 South, Range 2 East; thence on a magnetic bearing of S 89°51'49"E along the north line of said 1/4-1/4 section and run 499.62 feet to a 5/8" capped rebar and also the Point Of Beginning; thence continue S 89°51'49"E and run 403.80 feet to a 1" pipe; thence S 01°53'49"W and run 43.19 feet to a 5/8" capped rebar on the westerly margin of a gravel roadway; thence along said gravel roadway S 26°12'56"W and run 127.72 feet to a 5/8" capped rebar; thence S 85°06'50"W and run 138.13 feet to a 5/8" capped rebar; thence N 12°15'32"E and run 36.87 feet to a 5/8" capped rebar; thence N 61°46'13"W and run 143.57 feet to a 5/8" capped rebar; thence N 85°59'25"W and run 83.26 feet to a 5/8" capped rebar; thence N 00°08'13"E and run 59.96 feet back to the Point Of Beginning. Containing 1.03 acres, more or less. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS OR RESTRICTIONS OF PROBATED RECORD OR PRESCRIPTIVE NATURE.

Real Estate Sales Validation Form

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

| | | | |
|------------------|---------------------------|-------------------------|---------------------------------|
| Grantor's Name | <u>Tonya Casas</u> | Grantee's Name | <u>Tonya & Adrian Casas</u> |
| Mailing Address | <u>50 Rusty Way</u> | Mailing Address | <u>50 Rusty Way</u> |
| | <u>Haverhill AL 35078</u> | | <u>Haverhill AL 35078</u> |
| Property Address | <u>↓</u> | Date of Sale | <u>11-4-14</u> |
| | | Total Purchase Price | <u>45,000</u> |
| | | or | |
| | | Actual Value | |
| | | or | |
| | | Assessor's Market Value | <u>1/2 Value</u> |

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)

| | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other <u>Attorney husband to deed</u> |
| <input type="checkbox"/> Closing Statement | |

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 of 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 11-4-14

Print M. A. Alchison

Unattested

Sign M. A. Alchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20141104000347750 3/3 \$65.00
Shelby Cnty Judge of Probate, AL
11/04/2014 01:28:35 PM FILED/CERT

Form RT-1