

14-2350

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
JAMES ANDREW POE
AMI BROWN POE
284 OAK MEADOW DRIVE
LEEDS, AL 35094

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY



20141112000356530 1/4 \$29.50
Shelby Cnty Judge of Probate, AL
11/12/2014 02:45:29 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty-Five Thousand Six Hundred and 00/100 Dollars (\$125,600.00)* to the undersigned Grantors, TONY J. KING and wife, DORETTA M. KING, (hereinafter referred to as Grantors, whose mailing address is 284 OAK MEADOW DRIVE, LEEDS, AL 35094), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto JAMES ANDREW POE and AMI BROWN POE, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Property address: 284 OAK MEADOW DRIVE, LEEDS, AL 35094

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right of way granded to Alabama Power Company by instrument recorded in Volume 103, page 426; Volume 82, page 205; Volume 134, page 16; Volume 82, page 203; Volume 114, page 12; Volume 103, page 473; Volume 138, page 326; Volume 138, page 327; Volume 86page 553; Volume 223, page 108; Volume 103, page 471; Volume 133, page 363; Volume 103, page 471 and Volume 138, page 459.
5. Right of way to Shelby County, recorded in Probate Minutes 23, page 265, Volume 158, page 422; Volume 158, page 423 and Volume 167, page 244
6. Rights of others in and to the use of easemet for ingress/egress recorded in Deed Book 2364, page 432 and corrected in Deed Book 292, page 829
7. Railroad right of way recorded in Deed Book 8, page 5651
8. Less and except any portion of subject property lying within a road right of way.

\$119,320.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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, said Grantors have hereunto set their hand and seal this the 27th day of October, 2014.


TONY J. KING


DORETTA M. KING

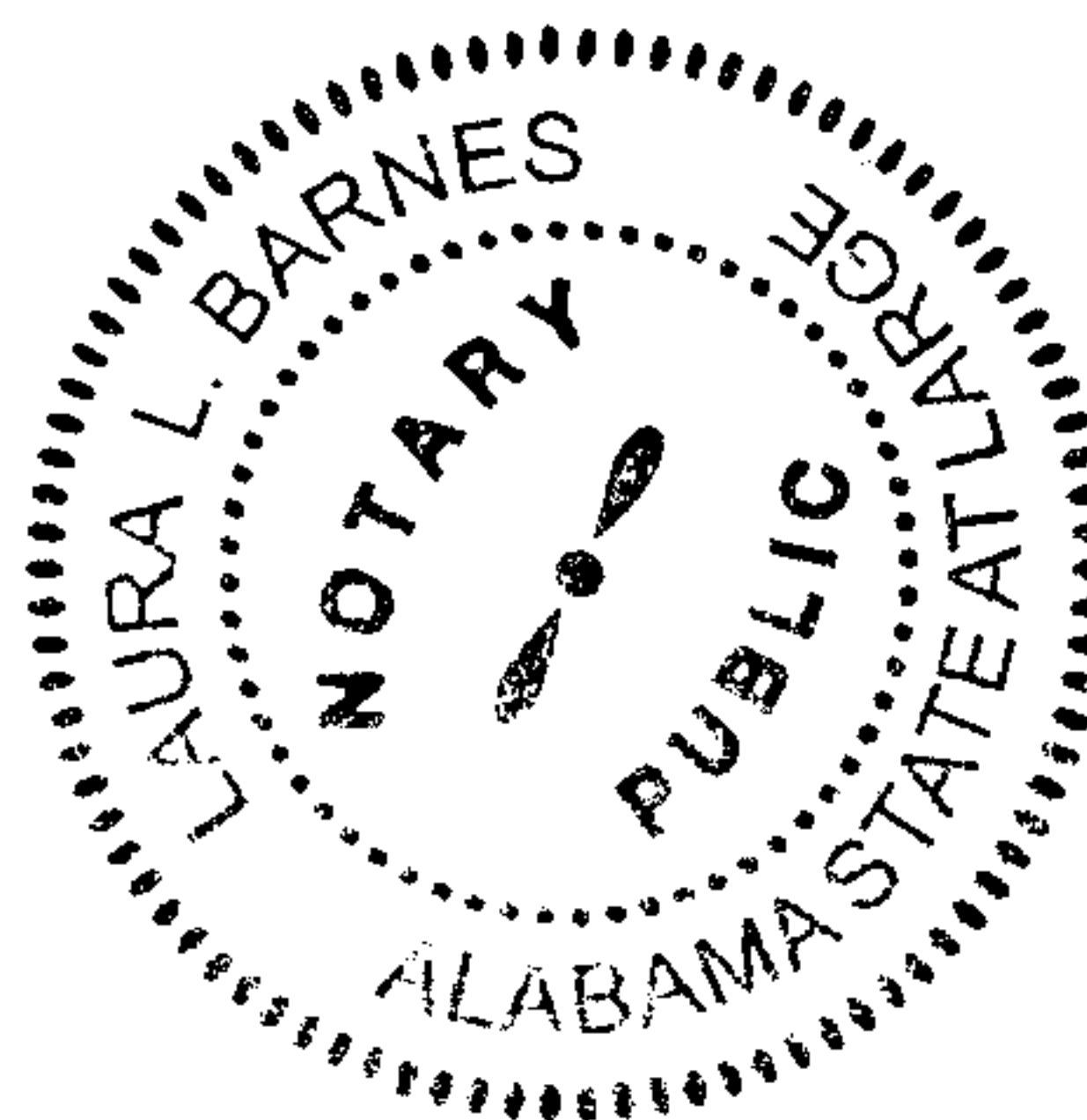
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that TONY J. KING and wife, DORETTA M. KING, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, 2014.


NOTARY PUBLIC

My Commission Expires: 





20141112000356530 2/4 \$29.50
Shelby Cnty Judge of Probate, AL
11/12/2014 02:45:29 PM FILED/CERT

EXHIBIT "A"

Commence at the N. W. Corner of the N.W. 1/4 of the S.E. 1/4 of Section 4 go South 87° 59' 48" East along the North boundary of said 1/4-1/4 Section for 384.34 feet to an existing iron pin; thence South 02° 00' 54" West for 320.00 feet; thence South 88° 22' 15" East for 359.86 feet to the Point of Beginning; thence continue South 88° 22' 15" East for 210.00 feet; thence South 02° 00' 54" West for 210.00 feet; thence North 88° 22' 15" West for 210.00 feet; thence North 02° 00' 54" East for 210.00 feet to the point of beginning.

Together with an easement for ingress/egress being more particularly described as follows:

Commence at the N. W. Corner of the N. W. 1/4 of the S. E. 1/4 of Section 4 go South 87° 59' 48" East along the North boundary of said 1/4-1/4 section for 384.34 feet to an existing iron pin; thence South 02° 00' 54" West for 320.00 feet; thence South 88° 22' 15" East for 555.21 feet to the point of beginning; thence 12.5 feet either side of a line as follows: go North 29° 50' 07" West for 889.28 feet; thence North 12° 02' 13" East for 148.30 feet; thence North 32° 49' 52" West for 87.25 feet; thence North 20° 11' 11" West for 349.56 feet to the South boundary of Shelby County Highway No.41.



20141112000356530 3/4 \$29.50
Shelby Cnty Judge of Probate, AL
11/12/2014 02:45:29 PM 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: TONY J. KING and DORETTA M. KING

Grantee's Name: JAMES ANDREW POE and AMI BROWN POE

Mailing Address: 284 OAK MEADOW DRIVE
LEEDS, AL 35094

Mailing Address: 284 OAK MEADOW DRIVE
LEEDS, AL 35094

Property Address: 284 OAK MEADOW DRIVE
LEEDS, AL 35094

Date of Sale: October 27th, 2014

Total Purchase Price: (\$125,600.00)

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 ☐ Appraisal
☐ Appraisal ☐ Other Tax Assessment
☐ Sales Contract
☒ 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 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: 10/27/14

Print: Laura L. Barnes, Closing Attorney

Unattested

Sign

Grantor/Grantee/Owner/Agent) (circle one)



20141112000356530 4/4 \$29.50
Shelby Cnty Judge of Probate, AL
11/12/2014 02:45:29 PM FILED/CERT