

This instrument was prepared by:
Dana Lynn McLain
31 Curly Willow Lane
Shelby, AL 35143

SEND TAX NOTICE TO:
Dana McNeill McLain
31 Curly Willow Lane
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 12/02/2014
State of Alabama
Deed Tax: \$160.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and Love and Affection to the undersigned Grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Dana McNeill McLain**, (herein referred to as Grantor) do grant, bargain, sell, and convey unto **Holli D. McNeill** and **Kori L. McNeill**, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 1
East Half of the Southeast Quarter of Section 10, Township 24, Range 15 East, situated in Shelby County, Alabama.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend that same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of December, 2014.

Dana McNeill McLain (SEAL)
Dana McNeill McLain

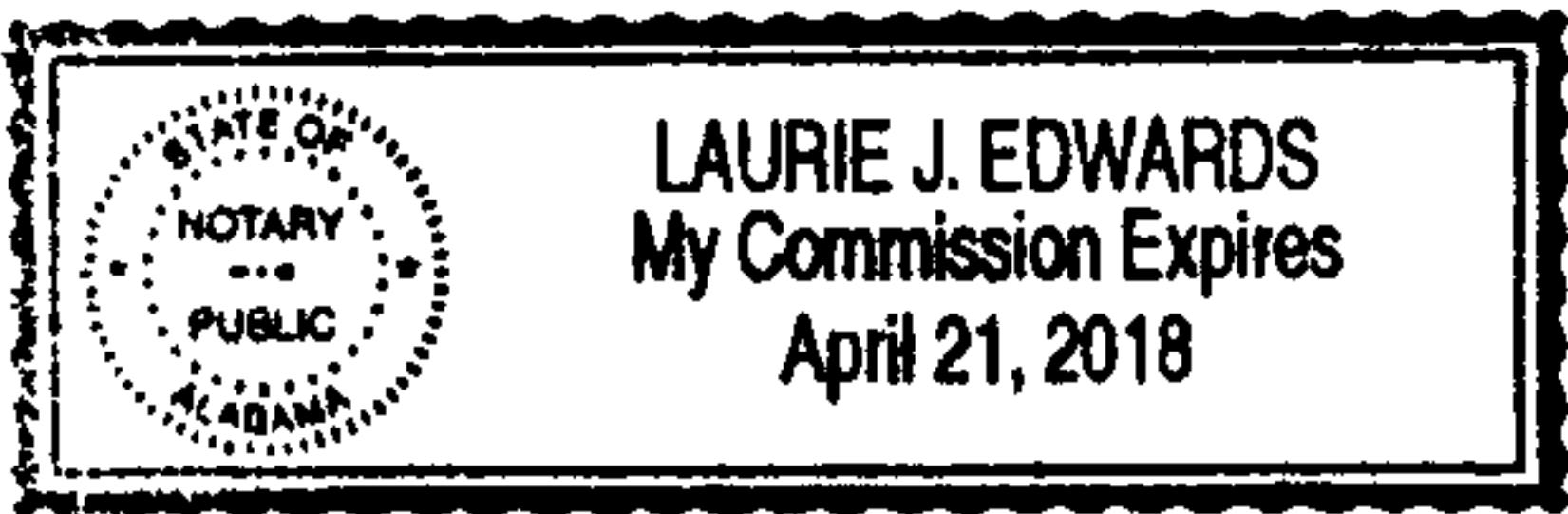
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dana McNeill McLain**, 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, 2014.

Laurie Edwards (SEAL)
Notary Public

20141202000379230 1/2 \$177.00
Shelby Cnty Judge of Probate: AL
12/02/2014 01:52:08 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
Mailing Address

Dana McNeill McLain
31 Curly Willow Lane
Shelby AL 35143

Grantee's Name
Mailing Address

Holli McNeill, Keri McNeill
361 Wildrose Lane
Shelby AL 35143

Property Address

361 Wildrose Lane
Shelby AL 35143

Date of Sale

12-2-14

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

160,000.⁰⁰

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 _____

Unattested

Print

Dana McLain

Sign

Dana McLain

(Grantor/Grantee/Owner/Agent) circle one



20141202000379230 2/2 \$177.00
Shelby Cnty Judge of Probate, AL
12/02/2014 01:52:08 PM FILED/CERT

Form RT-1