

THIS INSTRUMENT PREPARED BY:  
HILL, WEISSKOPF & HILL, P.C.  
Post Office Box 310  
Moody, Alabama 35004

Send Tax Notice To:  
Wm. J. Clinkscales  
P.O. Box 35  
Sterrett, AL 35147

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, Evelyn Johnson, an unmarried woman (herein referred to as Grantors) do grant, bargain, sell and convey unto William J. Clinkscales and Clara R. Clinkscales (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel No. 05 4 19 0 000 011.005 as recorded on the tax records of Shelby County, Alabama, being partially described as follows: Beg SW cor SE1/4 NW1/4 N97 to POB NE 448.79 Nly 171.22 E 50.55 S 180 Swly 300 N 150 W 260 SE 250 SW 10 NW 280 W 100 to POB**


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

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 2 day of December, 2014.

  
Evelyn Johnson

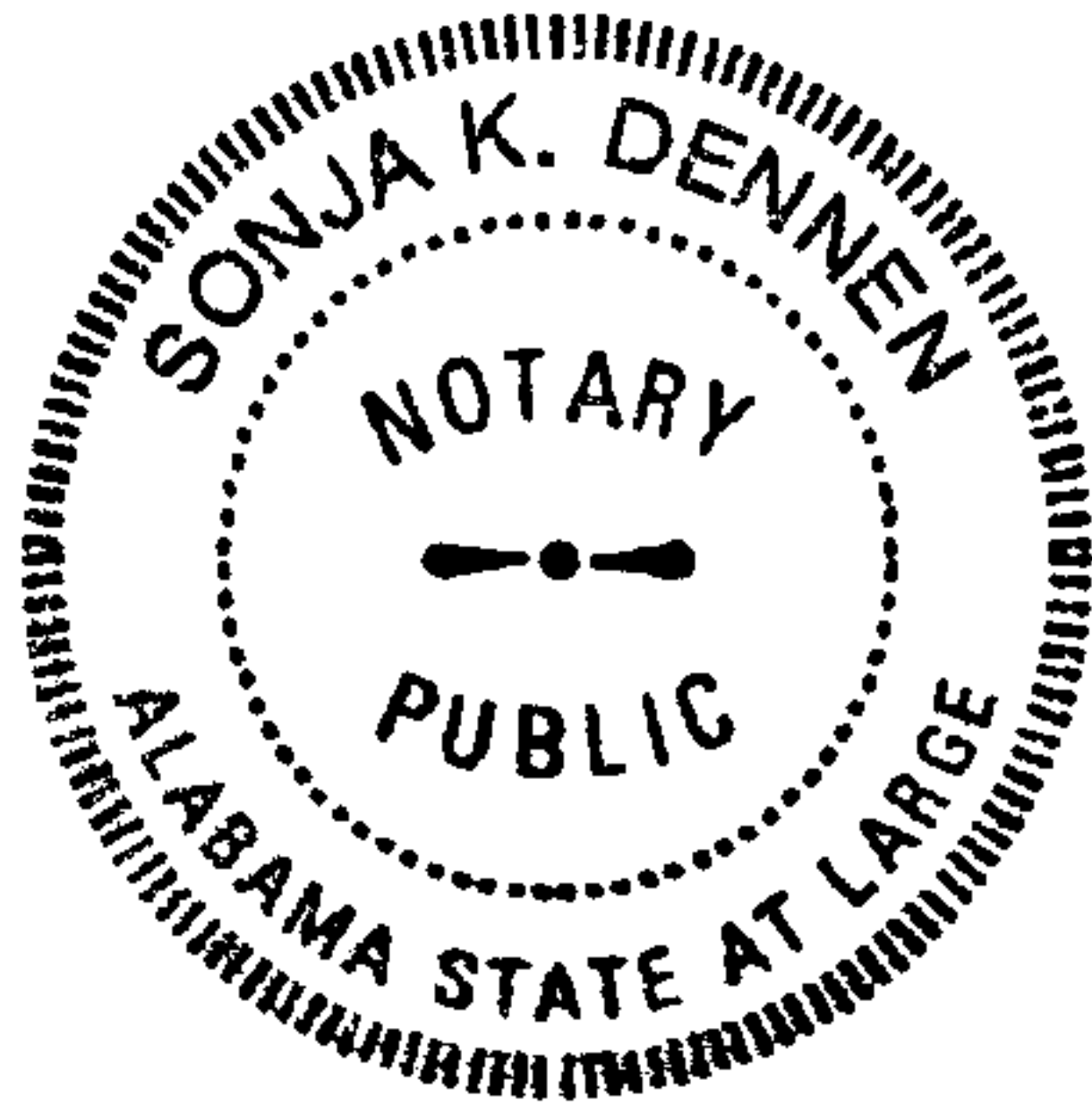
Shelby County, AL 12/04/2014  
State of Alabama  
Deed Tax: \$13.50

  
20141204000380960 1/3 \$33.50  
Shelby Cnty Judge of Probate, AL  
12/04/2014 10:32:46 AM FILED/CERT

STATE OF ALABAMA  
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Evelyn Johnson, whose name(s) 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, she executed the same voluntarily on the day the same bears date.

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



Sonja K. Dennen  
Notary Public

My Commission Expires: 6/1/2018

20141204000380960 2/3 \$33.50  
Shelby Cnty Judge of Probate, AL  
12/04/2014 10:32:46 AM 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 Evelyn Johnson  
Mailing Address 17804 Hwy 55  
Sterrett, AL 35147

Grantee's Name William and Clara Clinkscales  
Mailing Address P.O. Box 35  
Sterrett, AL 35147

Property Address 120 Red Bird Dr.  
Sterrett, AL 35147

Date of Sale 12-2-14

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 13,100

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 filling 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 12-4-14

Print Clara R. Clinkscales

Unattested

(verified by)

Sign Clara R. Clinkscales

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20141204000380960 3/3 \$33.50  
Shelby Cnty Judge of Probate, AL  
12/04/2014 10:32:46 AM FILED/CERT