

SEND TAX NOTICE TO:

(Name) James D. Breckenridge

This instrument was prepared by

(Address) 5068 Stratford Road
Birmingham, AL 35242

(Name) James E. Breckenridge

(Address) 5050 Indian Valley Road, Birmingham, AL 35244

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and No/100 (\$30,000) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James E. Breckenridge and wife, Joyce P. Breckenridge

(herein referred to as grantors) do grant, bargain, sell and convey unto

James D. Breckenridge and wife, Julia W. Breckenridge

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Beginning at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 18, Township 18, Range 2 East and run thence North 420 feet; thence run East 237 feet; thence North 105 Feet; thence run East 420 feet to the point of beginning of the lot herein described; thence continue East 463 feet; thence run North 105 feet; thence run West 463 feet; thence run South 105 feet to the point of beginning.

Subject to existing easements, restriction, setback lines, rights of way, limitations, if any, of record.

Shelby County, AL 12/29/2014
State of Alabama
Deed Tax: \$30.00

20141229000405910 1/2 \$47.00
Shelby Cnty Judge of Probate, AL
12/29/2014 01:03:03 PM FILED/CERT

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, 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 persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this

day of _____, 19____.

WITNESS:

MY COMMISSION EXPIRES APRIL 17, 2017

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, STANFORD LEWIS, a Notary Public in and for said County, in said State,

hereby certify that JAMES E. BRECKENRIDGE & WIFE JOYCE P. BRECKENRIDGE
whose name _____ signed to the foregoing conveyance, and who _____ 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 5th day of SEPTEMBER A. D. 2014

Notary Public.

Real Estate Sales Validation Form

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

Grantor's Name James E Breckwidge
Mailing Address 5050 Indian Valley Road
Birmingham, Ala 35244

Grantee's Name James D Breckwidge
Mailing Address 5068 Stratford Road
Birmingham, Alabama
35242

Property Address 40 Stone Ridge Drive

Date of Sale _____
Total Purchase Price \$ 30,000.00

or
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
☐ 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 12/29/14

Print James D Breckwidge

Sign James D Breckwidge
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20141229000405910 2/2 \$47.00
Shelby Cnty Judge of Probate, AL
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Form RT-1