

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR

Send Tax Notice to:


20150128000028800 1/3 \$24.00
Shelby Cnty Judge of Probate: AL
01/28/2015 11:01:03 AM FILED/CERT

Mickey W. Tidwell and Sharon A. Tidwell
1880 Hwy. 32
Columbiana, AL. 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **THREE THOUSAND SIX HUNDRED SEVENTY FIVE AND 00/00 DOLLARS (3,675.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantees herein, the receipt whereof is acknowledged, I or we, **Bobby J. Cardwell and Roger S. McCullough** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Mickey Wayne Tidwell and Sharon Ann Tidwell** (herein referred to as **Grantees**), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

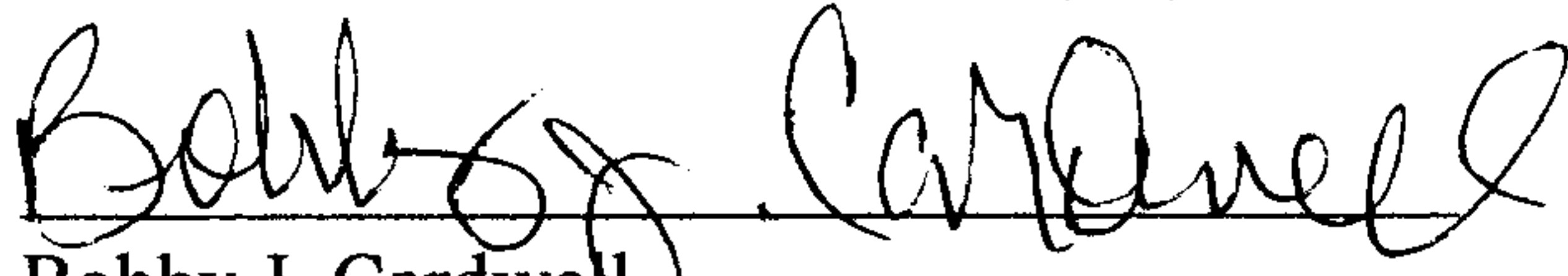
SUBJECT TO:

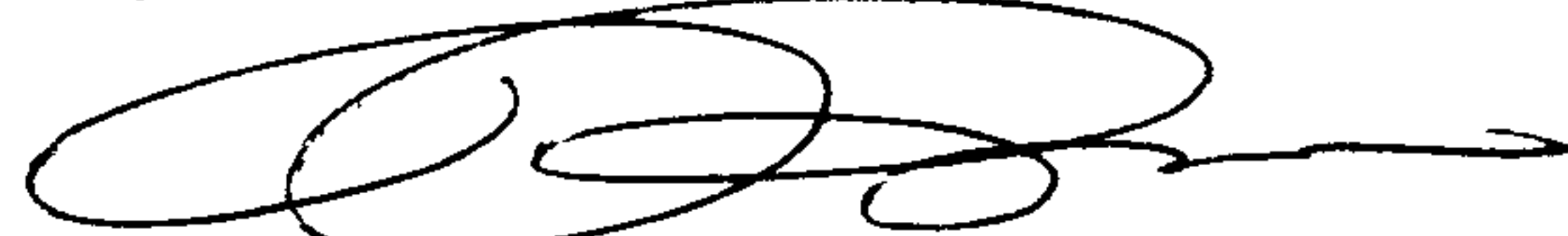
1. Ad valorem taxes due and payable October 1, 2015
2. Easements, restrictions, rights of way, and permits of record.

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 (we) have hereunto set my hand and seal this 26th day of January, 2015.


Bobby J. Cardwell

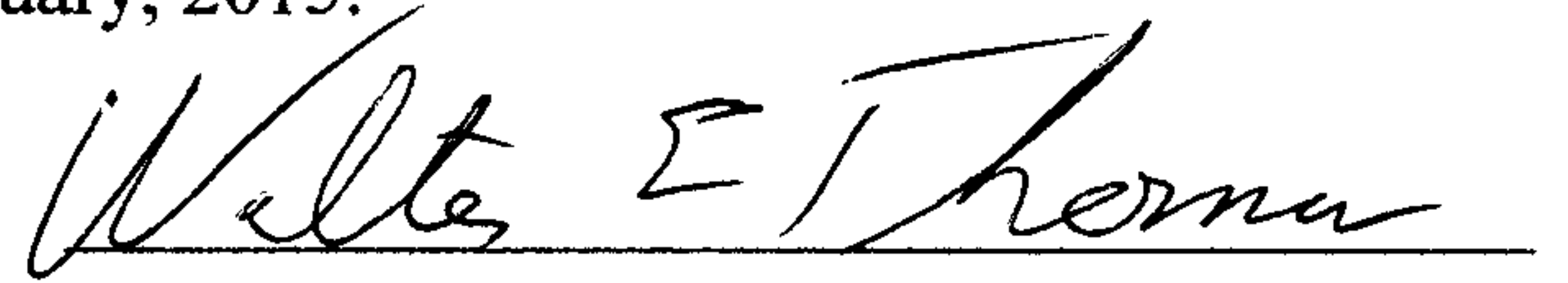

Roger S. McCullough

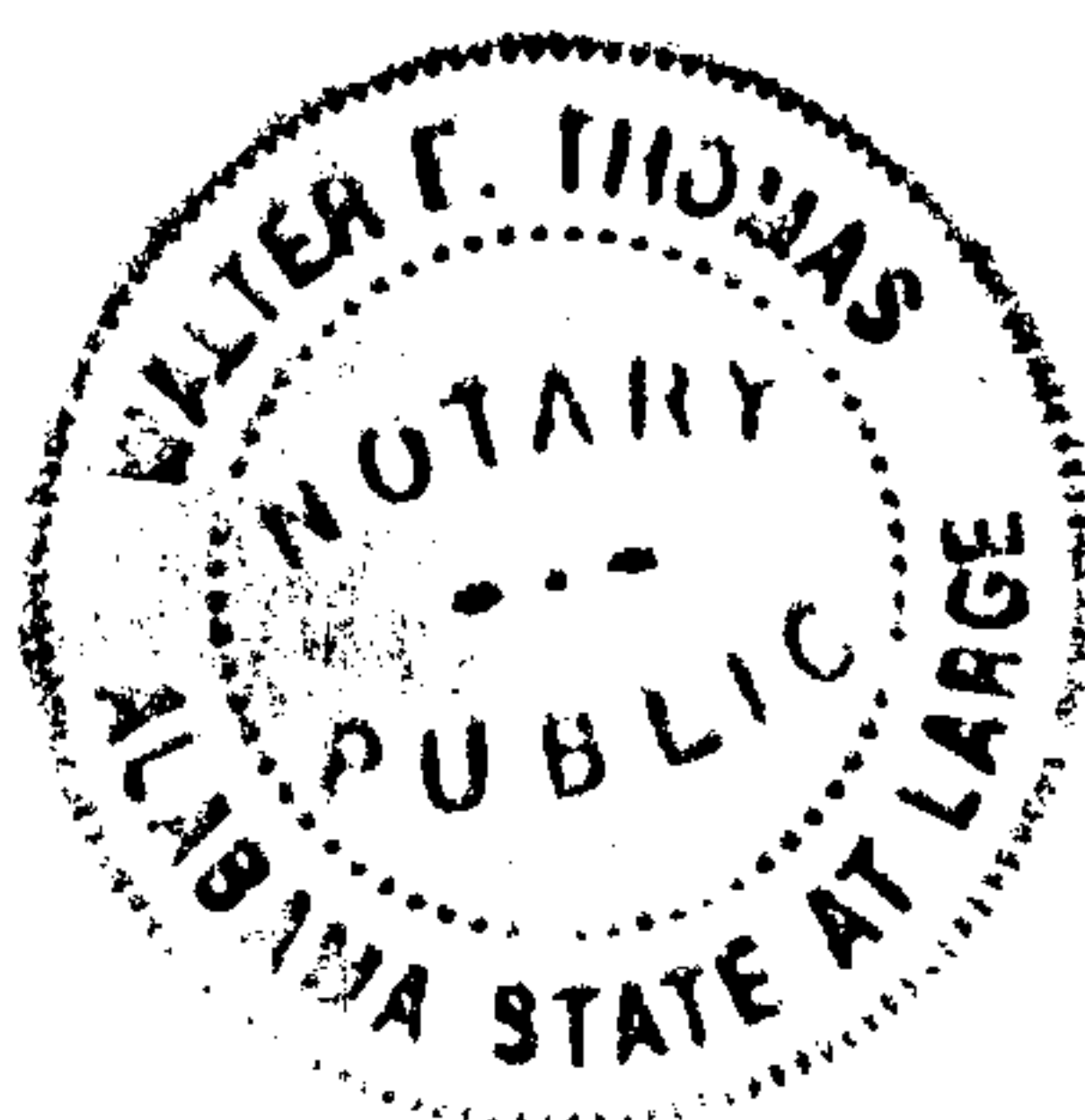
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Bobby J. Cardwell and Roger S. McCullough**, whose names are 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, they executed the same voluntarily on the day the same bears date.

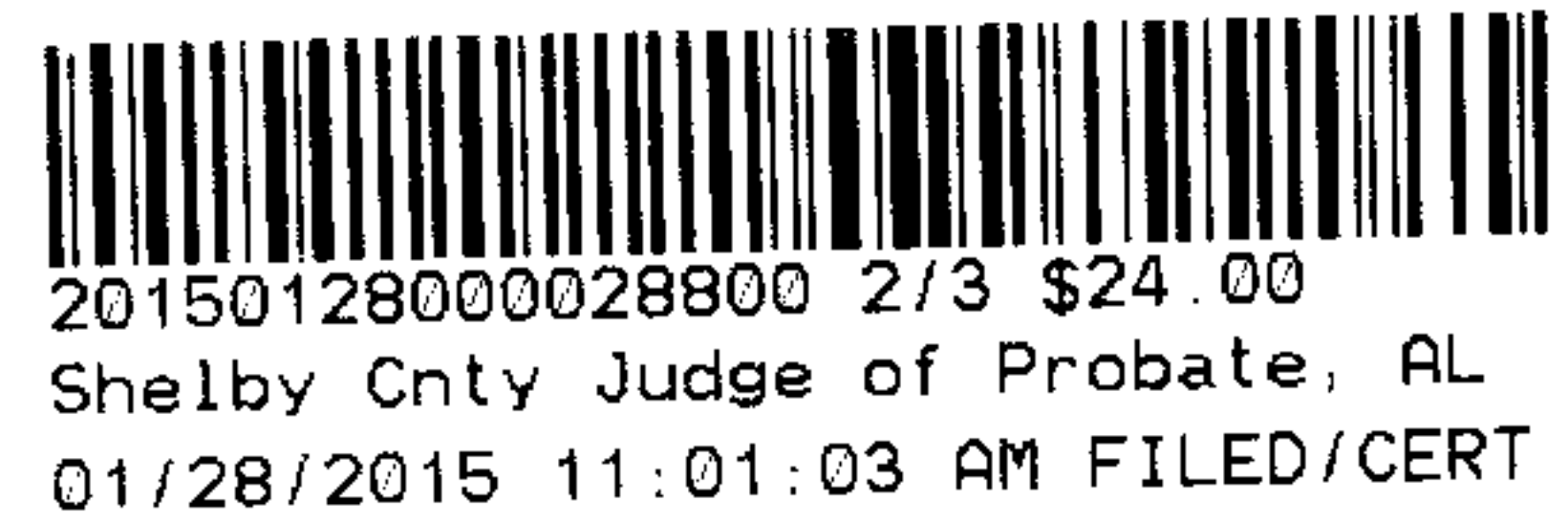
Given under my hand and official seal this 26th day of January, 2015.


Notary Public
My Commission Expires: 5/21/2016



Shelby County: AL 01/28/2015
State of Alabama
Deed Tax: \$4.00

EXHIBIT A
LEGAL DESCRIPTION



A parcel of land to become part of Lot 4A of a Resurvey of Lot 4 of A Resubdivision of North Fork Estates, to be recorded in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southernmost corner of Lot 4 of a Resubdivision of North Fork Estates, as recorded in Map Book 18, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama; thence N02°37'43"E, a distance of 225.49'; thence N02°05'53"W, a distance of 155.79' to the POINT OF BEGINNING; thence N06°40'49"W, a distance of 117.63'; thence S78°40'25"W, a distance of 175.07'; thence S37°18'36"E, a distance of 105.45'; thence N89°20'13"E, a distance of 121.45' to the POINT OF BEGINNING.

Said Parcel containing 0.35 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Bobby J. Cardwell & Roger S. McCullough
Mailing Address 1880 Hwy. 32
Columbiana, AL 35051

Grantee's Name Mickey W. Tidwell & Sharon A. Tidwell
Mailing Address 1880 Hwy. 32
Columbiana, AL 35051

Property Address _____

Date of Sale 1-26-15
Total Purchase Price \$ 3,675.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 1-28-15

Print Sharon Tidwell

Unattested _____

Sign Sharon Tidwell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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