


This instrument was prepared by
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126

Send Tax Notice To:
Jeffrey Allen Colbaugh and Connie Janine Colbaugh
300 Twelve Oaks Circle
Chelsea, Alabama 35043

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**


20150129000030770 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
01/29/2015 12:30:29 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN AND 00/100 (\$10.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JEFFREY ALLEN COLBAUGH AND WIFE JANINE DUNCAN COLBAUGH AKA CONNIE JANINE COLBAUGH
(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

JEFFREY ALLEN COLBAUGH AND CONNIE JANINE COLBAUGH
(herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate situated in **SHELBY** County, Alabama, to-wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CHELSEA, COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 8, ACCORDING TO THE AMENDED MAP OF TWELVE OAKS SUBDIVISION AS RECORDED IN MAP BOOK 15, PAGE 16 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. BEING THE SAME PROPERTY AS CONVEYED FROM TOM D. BAGLEY, A MARRIED MAN, TO RICHARD M. PARKS AND CAROL S. PARKS , AS DESCRIBED IN INSTRUMENT 1994-06855 , DATED 2/28/1994, RECORDED 3/2/1994 IN SHELBY COUNTY RECORDS.

SUBJECT TO TAXES.


SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

THE PURPOSE OF THIS DEED IS TO CORRECT THE NAME OF THE SPOUSE ON TITLE.


TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 23rd day of January, 2015.



JEFFREY ALLEN COLBAUGH (Seal)

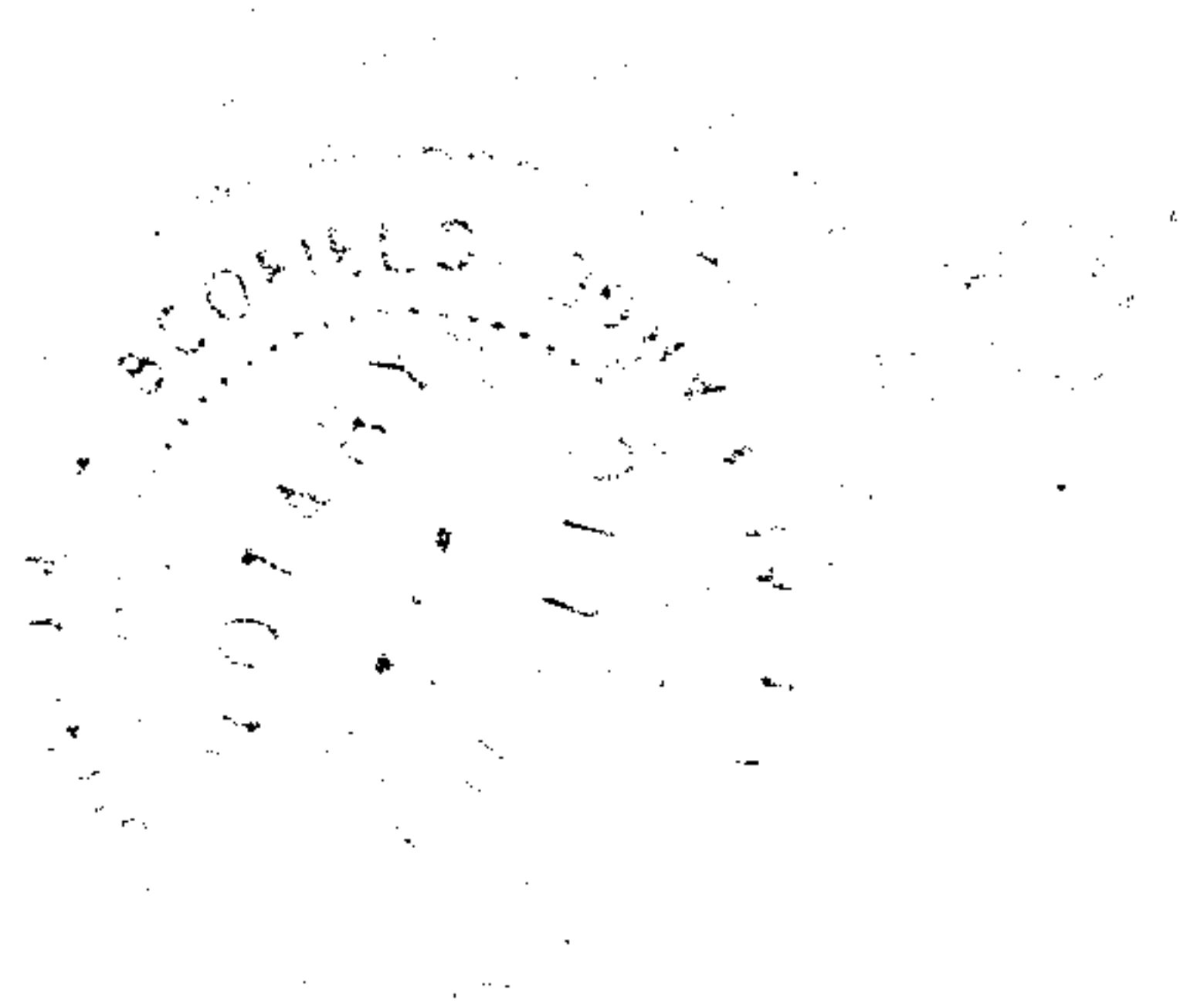



**JANINE DUNCAN COLBAUGH AKA
CONNIE JANINE COLBAUGH** (Seal)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JEFFREY ALLEN COLBAUGH AND WIFE JANINE DUNCAN COLBAUGH AKA CONNIE JANINE COLBAUGH**, whose names are signed to the foregoing conveyance, and are 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 the 23rd day of January, 2015.





NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/7/18

Real Estate Sales Validation Form

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

Grantor's Name Jeffrey Allen Colbaugh and
Connie Janine Colbaugh

Grantee's Name Jeffrey Allen Colbaugh and Connie
Janine Colbaugh

Mailing Address 300 Twelve Oak Circle
Chelsea, AL 35043

Mailing Address 300 Twelve Oak Circle
Chelsea, AL 35043

Property Address 300 Twelve Oaks Circle
Chelsea, AL 35043

Date of Sale January 23, 2015

Total Purchase Price

or

Actual Value

or

Assessor's Market Value \$230,910.00

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 tax records

**deed to correct name of grantor

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 of 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 January 28, 2015

Print Amy L Burge

Unattested

Sign Amy L Burge

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1