

This instrument was prepared without  
benefit of title evidence or survey by:

Joshua D. Arnold  
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:  
107 Hughes Street  
Columbiana, Alabama 35051

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

**STATE OF ALABAMA        )**  
**SHELBY COUNTY         )**


KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100 DOLLARS (\$3,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Christy Elaine Lett, a married woman, and Todd Michael Lett, a married man (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Travaras Mallory and wife, Elizabeth Brock Mallory (herein referred to as GRANTEE, whether one or more) 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, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

The above described property is the homestead of GRANTOR or his or her spouse. Grantor Christy Elaine Lett is the same said Christy Elaine Cantrell referenced in Instrument No. 20130805000317990 as recorded in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever.

  
20150206000039660 1/5 \$29.00  
Shelby Cnty Judge of Probate, AL  
02/06/2015 10:13:33 AM FILED/CERT

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,  
this the 4<sup>th</sup> day of February, 2015

Christy Elaine Lett  
Christy Elaine Lett

STATE OF ALABAMA     )  
SHELBY COUNTY         )

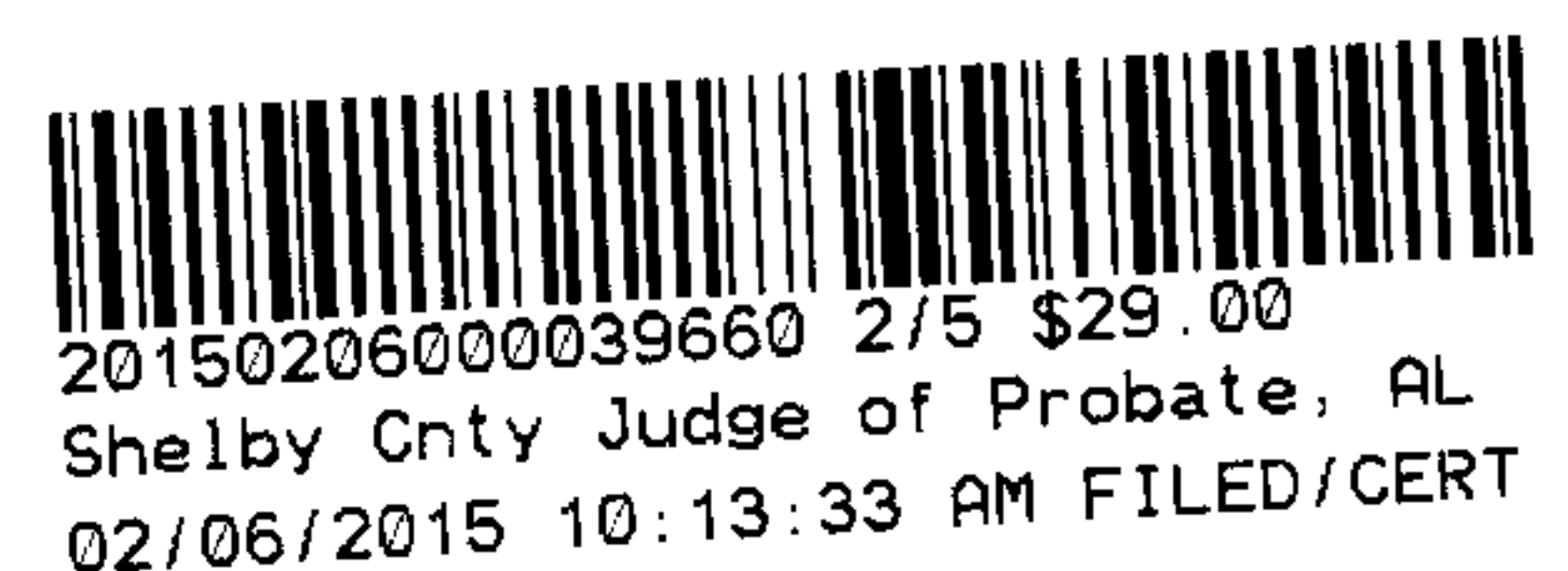
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christy Elaine Lett, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4<sup>th</sup> day of February,  
2015.

April Dawn Butler  
Notary Public

My Commission Expires September 13, 2016



Todd Michael Lett  
Todd Michael Lett

STATE OF ALABAMA     )  
SHELBY COUNTY         )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Todd Michael Lett, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4<sup>th</sup> day of February,  
2015.

April Dawn Butler  
Notary Public

My Commission Expires September 13, 2016

20150206000039660 3/5 \$29.00  
Shelby Cnty Judge of Probate, AL  
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## **EXHIBIT A**

A part of Lot 6, of Owens Addition to the Town of Columbiana, as the same appears of record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3, page 76; being situated in Shelby County, Alabama. Said lot being further described as commence at the East side of Collins Street 596.5 feet Norm of the North boundary of Lauderdale Street in the Town of Columbiana, Shelby County, Alabama, and run thence East and parallel with the North side of Section 26, Township 21 South, Range 1 West, 170 feet for the point of beginning of a lot herein conveyed; run thence in a southerly direction and parallel with Collins Street, 166.6 feet; run thence in an Easterly direction and parallel with Lauderdale Street 90 feet; run thence in a Northerly direction and parallel with Lester Street to an unnamed Street joining Lester Street and Collins Street; run thence in a Westerly direction along the South boundary of said Street 89.6 feet to the point of beginning.

Less and except that portion of said lot conveyed in Deed Book 208, Page 184.



20150206000039660 4/5 \$29.00  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name Todd Lett Christy Lett  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name TRAVARAS AND ELIZABETH MALLORY  
Mailing Address 107 HUGHES STREET  
COLUMBIANA, AL 35051

Property Address 103 HUGHES STREET  
COLUMBIANA, AL 35051

Date of Sale \_\_\_\_\_

Total Purchase Price \$ 3,000.00

or

Actual Value

\$ \_\_\_\_\_

or

Assessor's Market Value \$ 60,200.



20150206000039660 5/5 \$29.00  
Shelby Cnty Judge of Probate, AL  
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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 Tax office

☐ 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 2/5/15

Print Todd Michael Lett

Christy Elaine Lett

☒ Unattested

(Signature)  
(verified by)

Sign

Todd Michael Lett

(Signature)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1