

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Larry C. Young
Teri M. Young
2000 Yancey Drive
Bessemer, AL 35022

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTY FOUR THOUSAND AND NO/00 DOLLARS (\$84,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kimberly S. Canfield, a married woman, Amy Y. Robertson, a married woman and Lawrence C. Young, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Lawrence C. Young and wife Teri M. Young** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description.

SUBJECT TO:

Shelby County, AL 03/02/2015
State of Alabama
Deed Tax: \$84.00

Ad valorem taxes due and payable October 1, 2015.

Easements, restrictions, rights of way, and permits of record.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 have hereunto set my hand and seal this ____ day of February, 2015.

Kimberly S. Canfield

Kimberly S. Canfield

Amy Y. Robertson

Amy Y. Robertson

Lawrence C. Young

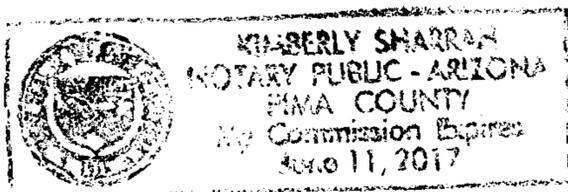
Lawrence C. Young


20150302000062450 1/4 \$108.00
Shelby Cnty Judge of Probate, AL
03/02/2015 09:35:47 AM FILED/CERT

STATE OF AZ
COUNTY OF PIMA

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Kimberly S. Canfield**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of February, 2015.



Kimberly Sharran

Notary Public
My Commission Expires:

STATE OF Ohio
COUNTY OF Cuyahoga

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Amy Y. Robertson**, 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, she executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 24 day of February, 2015.

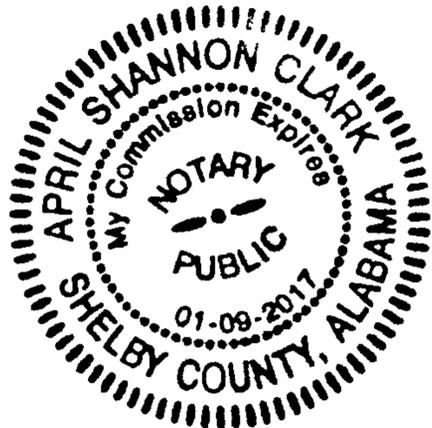
EWELINA G. SZELLER
Notary Public, State of Ohio
My Commission Expires
September 29, 2015

Ewelina G. Szeller
Notary Public
My Commission Expires: 9/29/2015

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Larry C. Young**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of March, 2015.



April Clark
Notary Public
My Commission Expires: 1-9-2017

20150302000062450 2/4 \$108.00
Shelby Cnty Judge of Probate, AL
03/02/2015 09:35:47 AM FILED/CERT

EXHIBIT "A"

A parcel of land situated in the Southwest Quarter of Southwest Quarter of Section 28 and in Northwest Quarter of Northwest Quarter of Section 33, Township 20 South, Range 4 West, and more specifically described as follows: Commencing at the Northwest corner of section 33, Township 20 South, Range 4 West, run South along the West line of said Section 204.72 feet; thence turn an angle to the left of 118 degrees 12 minutes and run Northeast 423.10 feet for point of beginning; thence turn an angle to the right 95 degrees 38 minutes and 30 seconds and run 296.63 feet to right of way of South Shades Crest Road; thence turn an angle to the left of 93 degrees 35 minutes and run 170.00 feet; thence turn an angle to the left of 90 degrees 58 minutes 30 seconds and run 800.00 feet; thence turn an angle to the left of 90 degrees 01 minutes and run 106.34 feet; thence turn an angle to the left of 85 degrees 25 minutes 30 seconds and run 503.82 feet to point of beginning.
Situating in Shelby County, Alabama.


20150302000062450 3/4 \$108.00
Shelby Cnty Judge of Probate, AL
03/02/2015 09:35:47 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 Larry & Young, Kimberly S.
Mailing Address Canfield and Amy Y Robertson
Property Address 5334 South Shades Crest Rd.
Grantee's Name Larry & Young and Teri Young
Mailing Address 2000 Yancy Drive
Date of Sale 3-2-15
Total Purchase Price \$4,000.00

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 (checked)
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 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 3-2-15

Print Larry C. Young

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

