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04/08/2015 09:35:11 AM
DEEDS 1/3

Prepared by:
J. Scott Barnett
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20152011

Send Tax Notice To:
Kayla Williams & Joseph Williams
3280 Highway 39
Chelsea, AL 35043

WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ten Dollars and No Cents (\$10.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Joseph Williams and wife, Kayla Williams** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Kayla Williams** (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: **and Joseph Williams**

See Exhibit "A" attached hereto and made a part hereof by reference.

INCLUDED WITH PROPERTY: 2015 Deer Valley Manufactured Housing Unit, 60ft X 30ft (L X W) Model No. DVD6411, Having Serial Number ACDVAL11505845AB and HUD Label No. NTA 1659209 and NTA 1659210, being permanently affixed to the real property described him.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$115,200.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Note: Grantor and Grantee are one and the same parties. Deed being executed to include Manufactured Housing Unit description.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 3rd day of April, 2015.

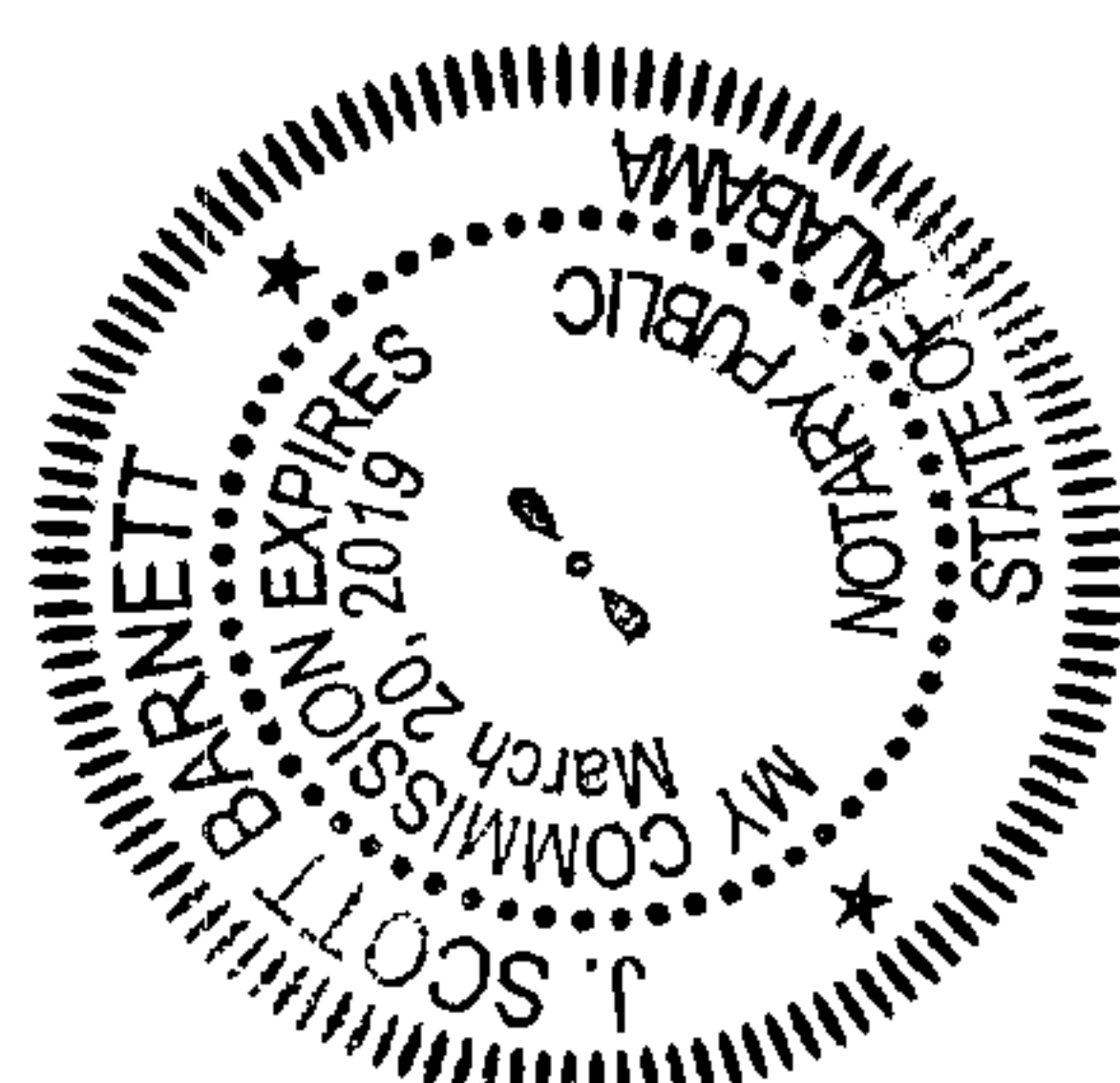

Kayla Williams


Joseph Williams

State of Alabama
County of Jefferson

I, J. Scott Barnett a Notary Public in and for said County in said State, hereby certify that Kayla Williams and Joseph Williams, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and official seal this the 3rd day of April, 2015.



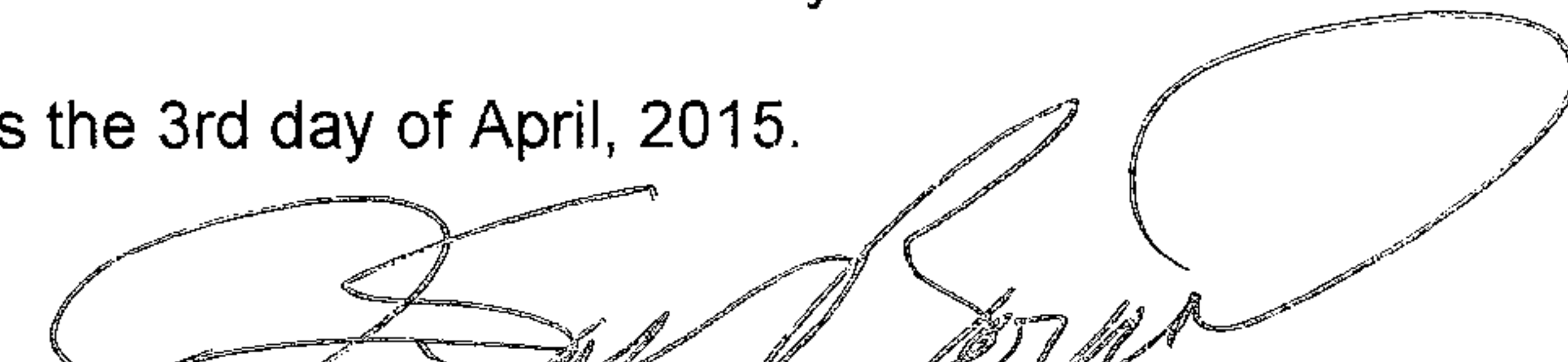

Notary Public: J. Scott Barnett
My Commission Expires: March 20, 2019

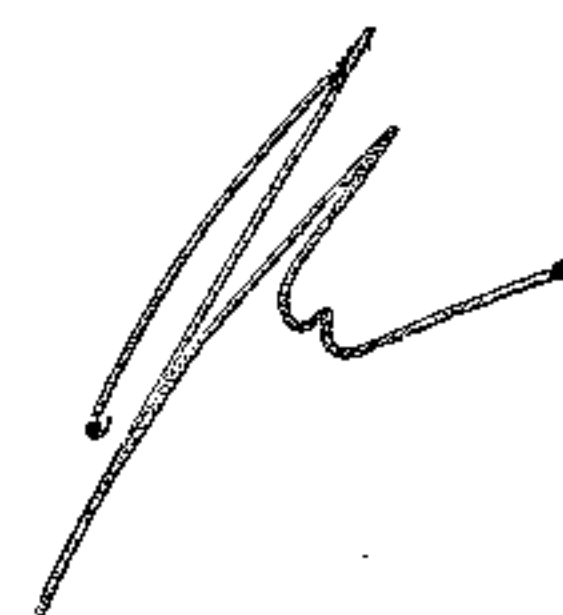
EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5, Block 1 of Gilbert Estates as shown by map made by Frank W. Wheeler on November 20, 1964 and which said lot is more particularly described as follows: Commence at the NW corner of the E 1/2 of the SE 1/4 of the NE 1/4 of Section 4, Township 20 South, Range 1 West; thence run South along the West line of the E 1/2 of the SE 1/4 of the NE 1/4, a distance of 64.52 feet to the point of beginning; thence continue South along said line a distance of 68.00 feet; thence turn an angle of 13 degrees 16 minutes to the left and run a distance of 621.83 feet to the West right of way line of County Highway No. 39; thence turn an angle of 121 degrees 18 minutes to the left and run along said right of way line a distance of 96.42 feet; thence turn an angle of 1 degree 42 minutes 07 seconds to the left and run along the arc of a curve (whose delta angle is 3 degrees 24 minutes 15 seconds tangent distance is 41.70 feet, radius is 1405.15 feet, length of arc is 83.48 feet; thence turn an angle of 69 degrees 59 minutes to the left and run a distance of 608.04 feet to the point of beginning. Situated in the E 1/2 of the SE 1/4 of the NE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

Lot 6, Block 1 of Gilbert Estate as shown by map made by Frank W. Wheeler on November 20, 1964 and which said lot is more particularly described as follows: Commence at the NW corner of the E 1/2 of the SE 1/4 of the NE 1/4 of Section 4, Township 20 South, Range 1 West; thence run South along the West line of the E 1/2 of the SE 1/4 of the NE 1/4, a distance of 132.52 feet to the point of beginning; thence continue South along said line a distance of 714.00 feet to the northwest R.O.W of County Highway No 39; thence turn an angle of 127 degrees 11 minutes to the left and run along the arc of a curve, (whose delta angle is 14 degrees 46 minutes Tan. Dist. is 88.64 feet, Radius is 684.05 feet, Length of arc is 176.30 feet); thence turn an angle of 7 degrees 23 minutes to the left and run a distance of 3.58 feet; thence turn an angle of 58 degrees 42 minutes to the left and run a distance of 621.83 feet to the point of beginning; situated in E 1/2 of the SE 1/4 of the NE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

INCLUDED WITH PROPERTY: 2015 Deer Valley Manufactured Housing Unit, 60ft x 30ft (L X W), Model No. DVD6411, having Serial Number ACDVAL11505845AB and HUD Label No. NTA 1659209 and NTA 1659210, permanently affixed to the above referenced property.

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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	Joseph Williams Kayla Williams	Grantee's Name	Kayla Williams Joseph Williams
Mailing Address	200 Terrace Drive Pelham, AL 35124	Mailing Address	3280 Highway 39 Chelsea, AL 35043
Property Address	3280 Highway 39 Chelsea, AL 35043	Date of Sale	April 03, 2015
		Total Purchase Price	
		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 Paying on Land Value of \$20,000.00
☒ 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.

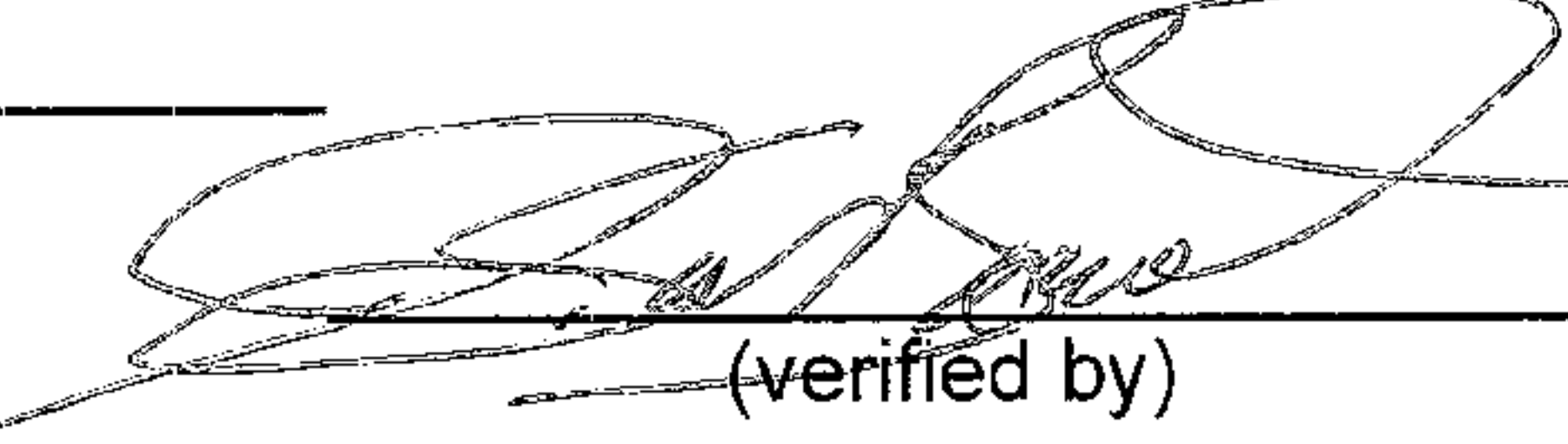
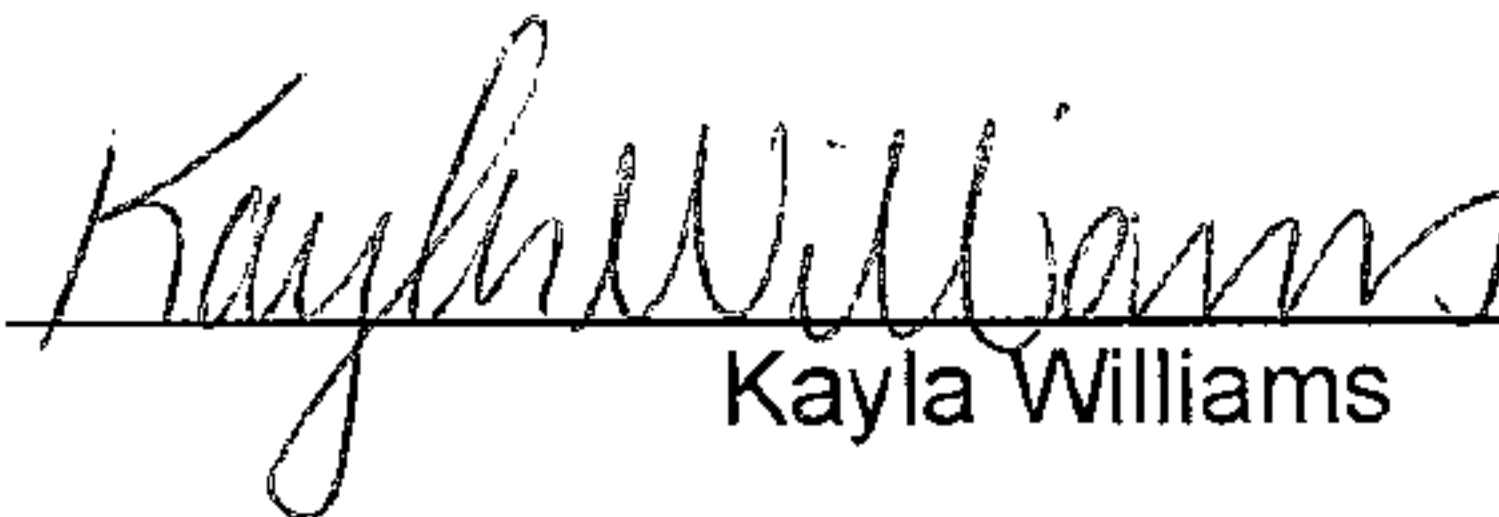
Date of Sale - the date on which interest to the property was conveyed.

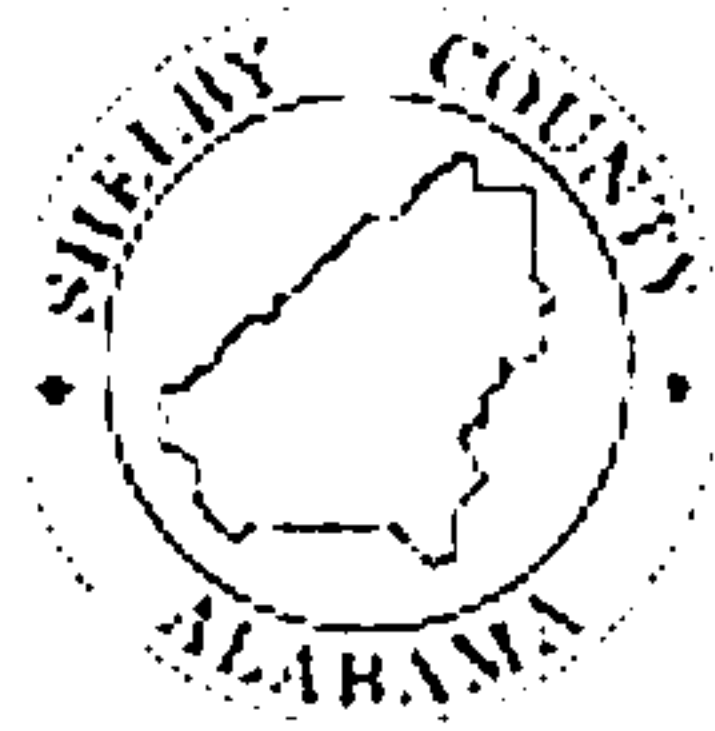
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 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	April 03, 2015	Print	Joseph Williams and Kayla Williams
Unattested	 (verified by)	Sign By:	 (Grantor/Grantee/Owner/Agent) circle one Joseph Williams
		By:	 Kayla Williams



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/08/2015 09:35:11 AM
\$21.00 CHERRY
20150408000111440

