

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

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

Send Tax Notice to:
Wilson Bell
155 Highway 54
Montevallo AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TEN THOUSAND AND NO/00 DOLLARS (\$10,000.00)**, 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, Ruby Rollan, a single woman, Bonnie B. Thompson, a single woman, Wilson E. Bell, a married man, Thomas W. Bell, a single man and Preston R. Bell, a married man (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Wilson Bell and Wanda Bell** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Lot 3, according to the Bell Family Subdivision, as recorded in Map Book 44, Page 86, Probate Office Shelby County, Alabama.

SUBJECT TO:

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

Grantors herein are all the surviving heirs at law of Lula Mae Bell, deceased, having died on April 9, 2004.

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 30th day of April, 2015.

Ruby Rollan
Ruby Rollan

Bonnie B. Thompson
Bonnie B. Thompson


Wilson E. Bell
Wilson E. Bell

Thomas W. Bell
Thomas W. Bell

Preston R. Bell
Preston R. Bell

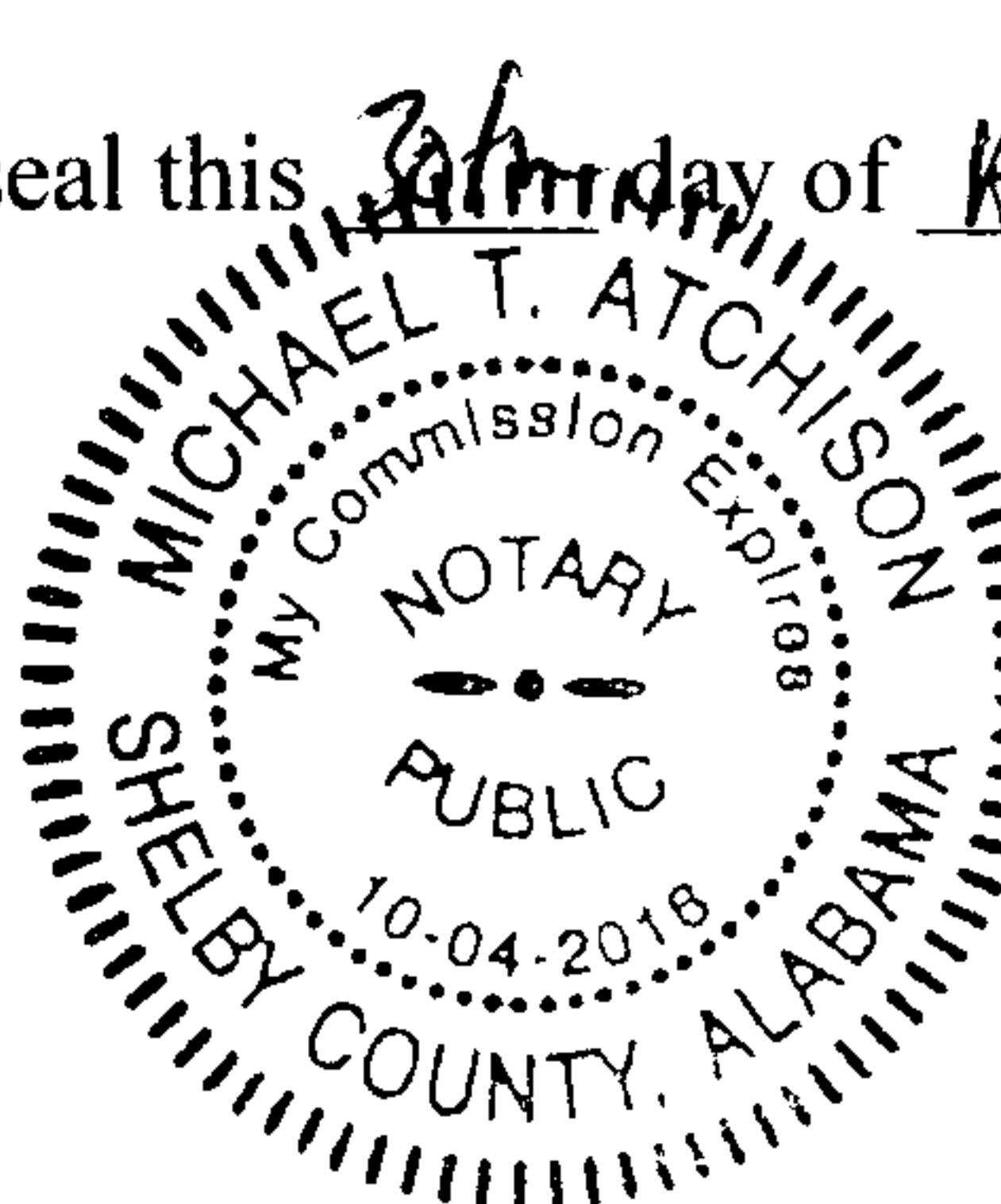
Shelby County, AL 05/12/2015
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA)
COUNTY OF SHELBY)


20150512000157060 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
05/12/2015 01:19:17 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Ruby Rollan**, 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 30th day of April, 2015



Michael T. Atchison
Notary Public
My Commission Expires: 10-4-2018

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Bonnie B. Thompson**, 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 30th day of April, 2015

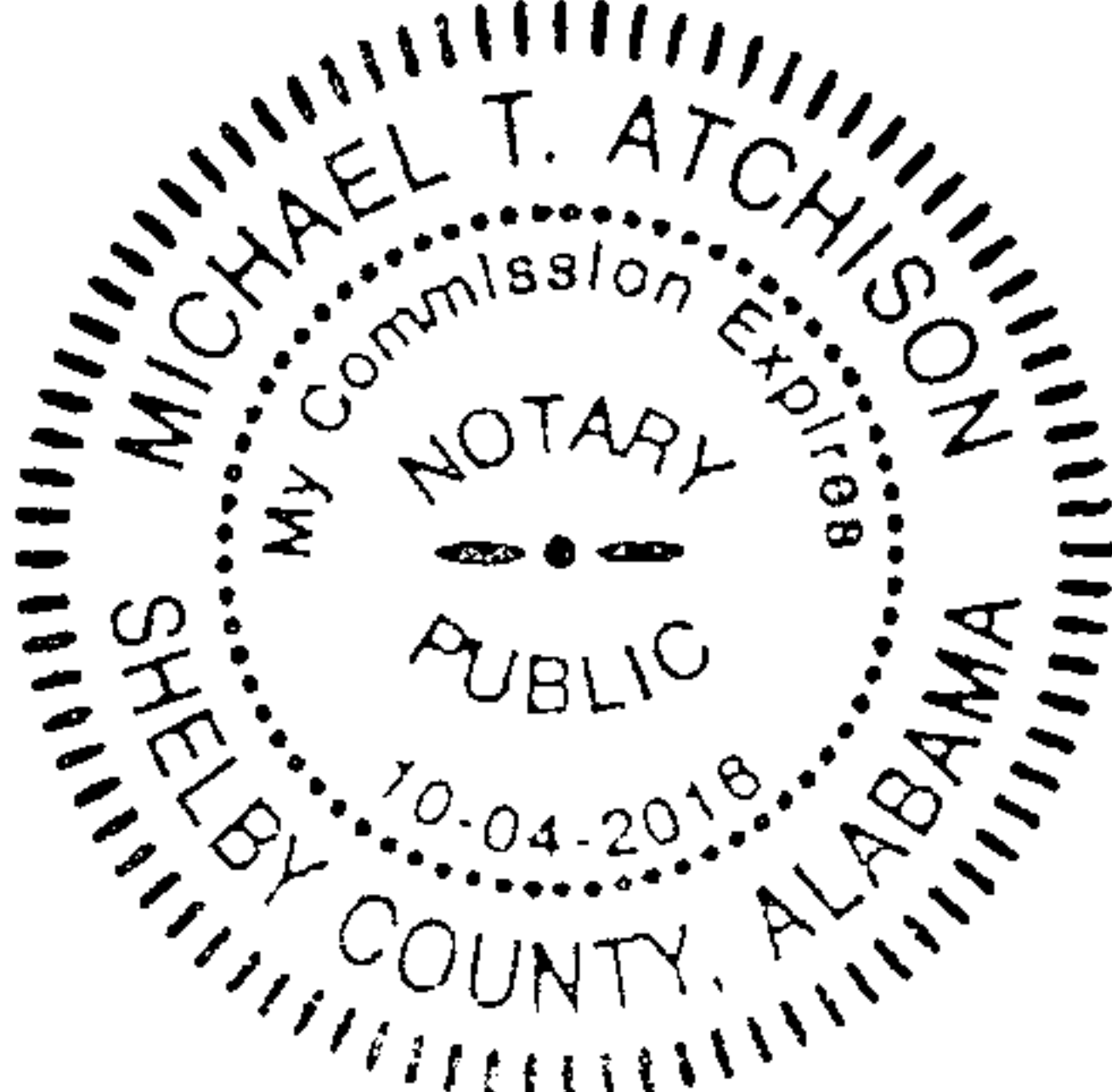


April Clark
Notary Public
My Commission Expires: 1-9-2017

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Wilson E. Bell**, 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 30th day of April, 2015

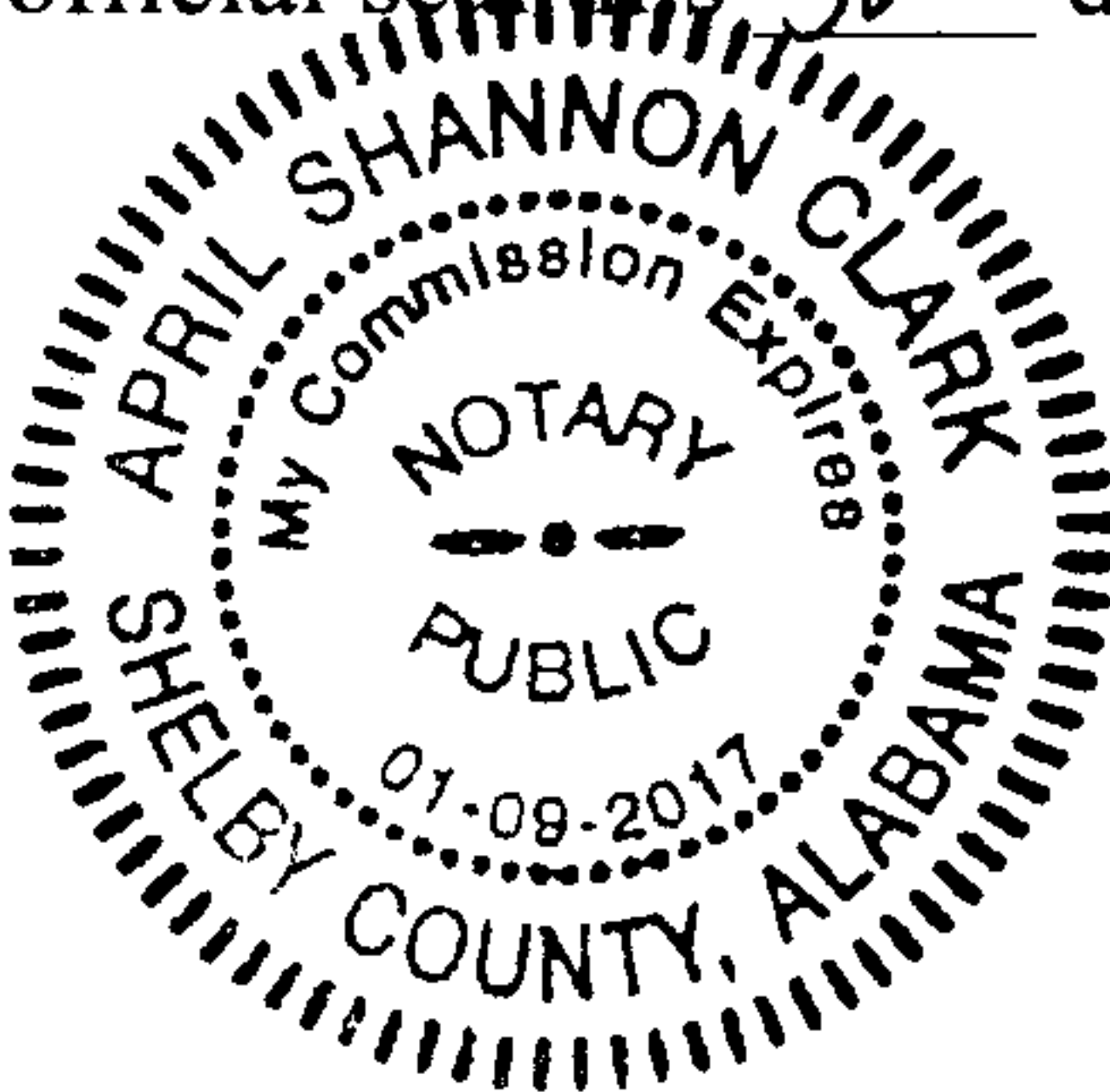


Michael T. Atchison
Notary Public
My Commission Expires:

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Thomas W. Bell**, 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 30th day of April, 2015

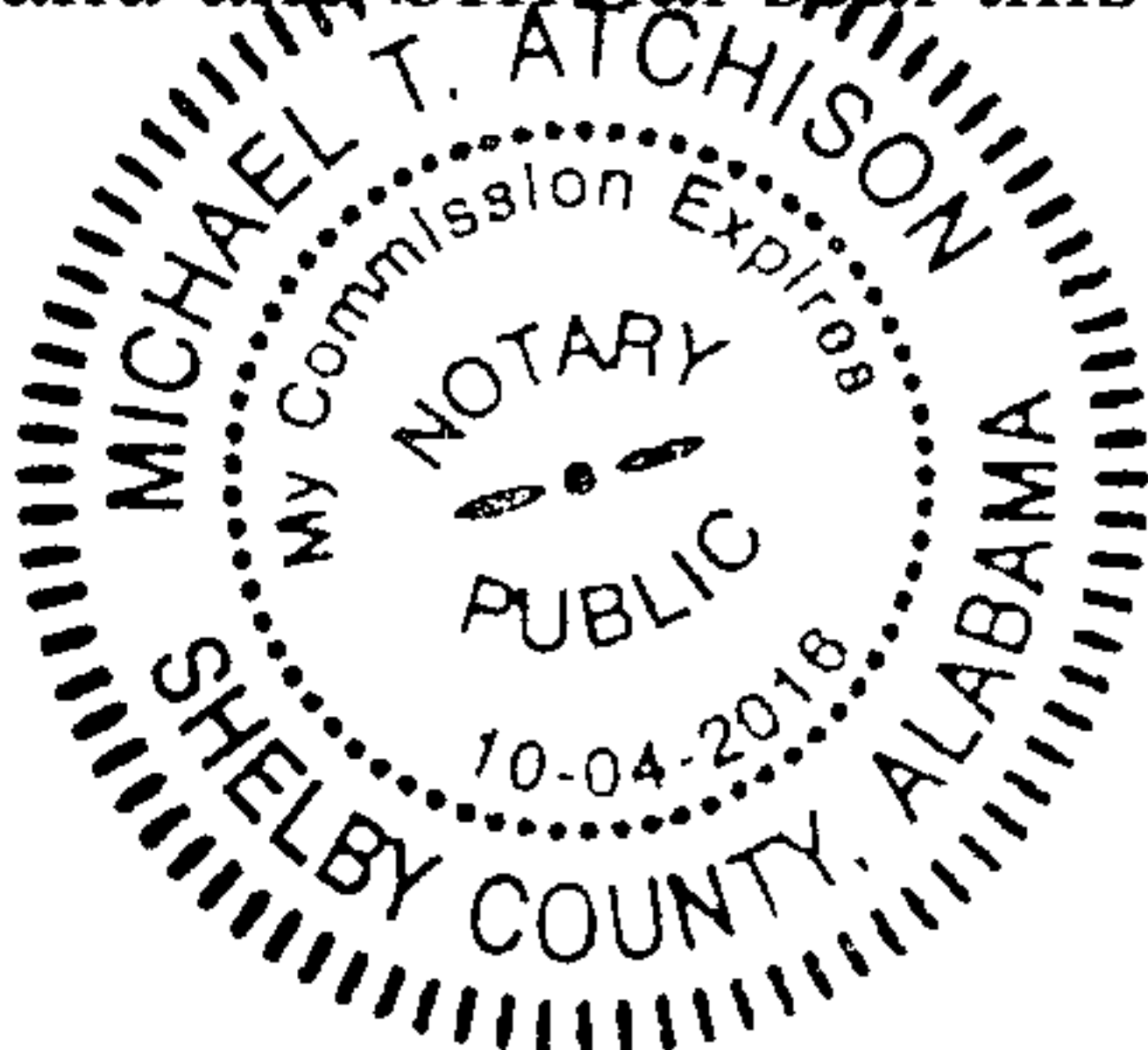


April Clark
Notary Public
My Commission Expires: 1-9-2017

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Preston R. Bell**, 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 30th day of April, 2015



Michael T. Atchison
Notary Public
My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name Ruby Rollan
Mailing Address 958 Kent Davis Rd
Alabaster AL 35007
Property Address Rose Ln
Montevallo

Grantee's Name Wilson Bell
Mailing Address 155 1st St
Montevallo AL 35711
Date of Sale 30 Apr 2015
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value 10,000.00

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
_____ Closing Statement

_____ Appraisal
☒ Other tax value

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 _____

Print M. T. Alch

_____ Unattested

Sign M. T. Alch

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20150512000157060 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
05/12/2015 01:19:17 PM FILED/CERT

Form RT-1