

20150513000157430
05/13/2015 08:11:23 AM
DEEDS 1/3

NEITHER TITLE NOR SURVEY HAVE BEEN EXAMINED BY PREPARER AT THE REQUEST OF THE PARTIES HEREIN

This instrument was prepared by:
Chesley P. Payne
Massey, Stotsen, & Nichols, P.C.
1780 Gadsden Hwy.
Birmingham, Alabama 35235

Send Tax Notice To:
Richard N. George and
Charlotte H. George
141 Deerwood Lake Drive
Harpersville, Alabama 35078

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of the TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Richard N. George and Charlotte H. George f/k/a Charlotte H. Wall, husband and wife, (herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto Richard N. George and Charlotte H. George, (herein referred to as GRANTEES), as tenants in common, the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION:

LOT 21, ACCORDING TO THE MAP OF DEERWOOD LAKE, AS RECORDED IN MAP BOOK 6, PAGE 30, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: (1) Taxes for the present year and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; and (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD, unto the said GRANTEES; it being the intention of the parties to this conveyance, that in the event one grantee predeceases the other, the ½ interest of the deceased grantee shall pass to the heirs, devisees, and assigns of the deceased grantee with a life estate reserved to the surviving grantee. Upon the demise of the surviving grantee, the ½ interest of the surviving grantee in fee simple shall pass to the surviving grantee's heirs, devisees, and assigns, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. This deed is being executed in accordance with that prenuptial agreement executed between the grantors on July 22, 1998.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of April, 2015.

20150513000157430 05/13/2015
08:11:23 AM DEEDS 2/3

Richard N. George
Richard N. George

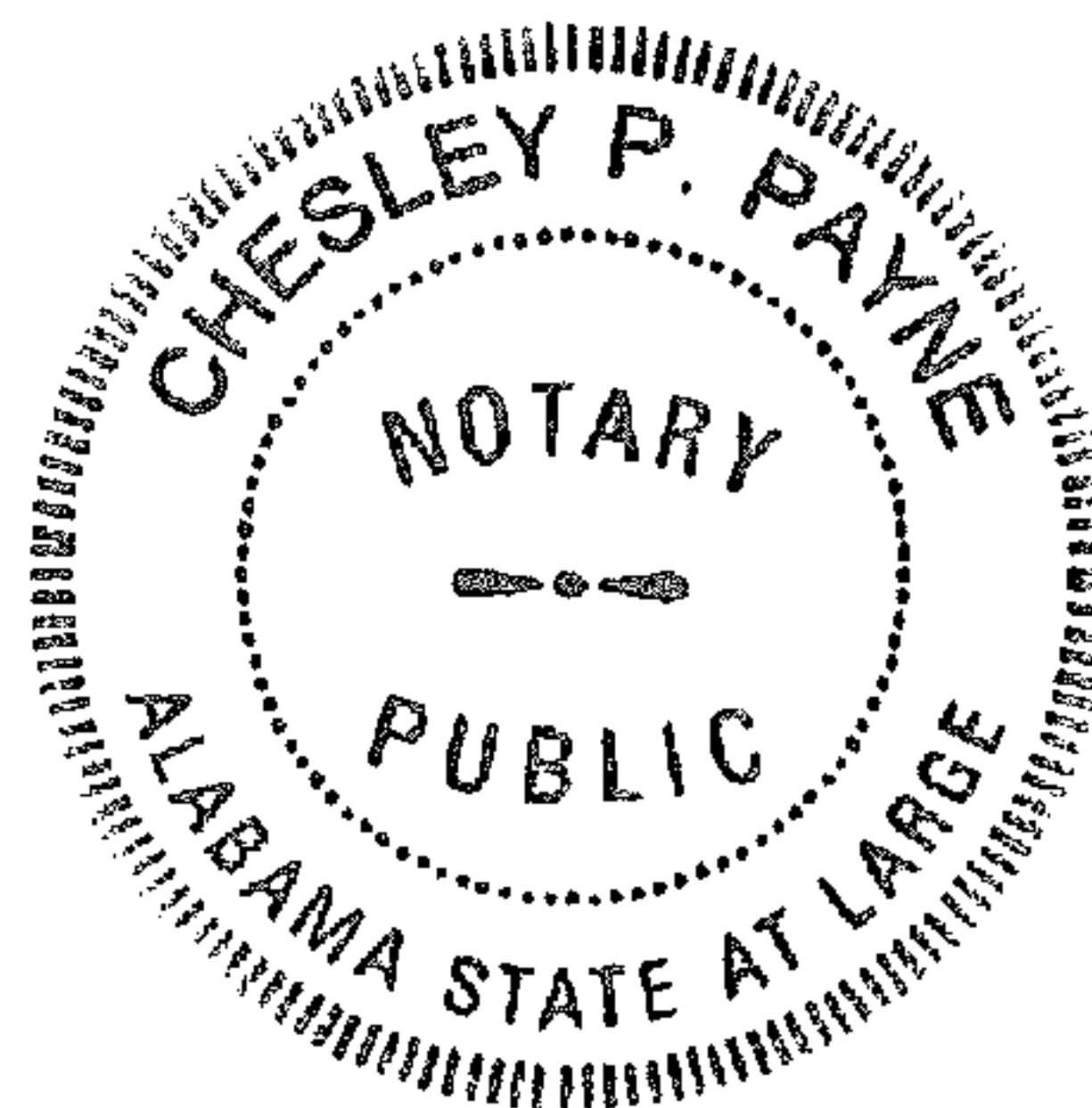
Charlotte H. George fka Charlotte H. Wall
Charlotte H. George f/k/a Charlotte H. Wall

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard N. George and Charlotte H. George f/k/a Charlotte H. Wall, whose name(s) 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 this conveyance, he, she, or they executed the same voluntarily and as his, her, or their act on the day the same bears date.

Given under my hand and official seal this 27th day of April, 2015.

[Signature]
Notary Public
My Commission Expires 8-2-15



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Richard N. George	Grantee's Name	Richard N. George
Mailing Address	Charlotte H. George	Mailing Address	Charlotte H. George
	f/k/a Charlotte H. wall		141 Deerwood Lake Drive
	141 Deerwood Lake Drive		Harpersville, AL 35078
Property Address	Harpersville, AL 35078	Date of Sale	4/27/2015
	141 Deerwood Lake Drive	Total Purchase Price	\$
	Harpersville, AL 35078	or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 480,250.00

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	☐ Appraisal
☐ Sales Contract	☒ Other Tax Assessor Value
☐ 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 _____

Print Chesley P. Payne, Esq.

Unattested _____

Sign _____

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/13/2015 08:11:23 AM
\$500.50 CHERRY
20150513000157430