

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Joshua S. Clinkscales
1007 Brook Highland Lane
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One and No/00 Dollars (\$1.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Gary Clinkscales, Sr., a married man, (herein referred to as grantor, whether one or more)** does hereby grant, bargain, sell and convey unto, **Joshua S. Clinkscales and wife, Mayela S. Clinkscales (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, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.


(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

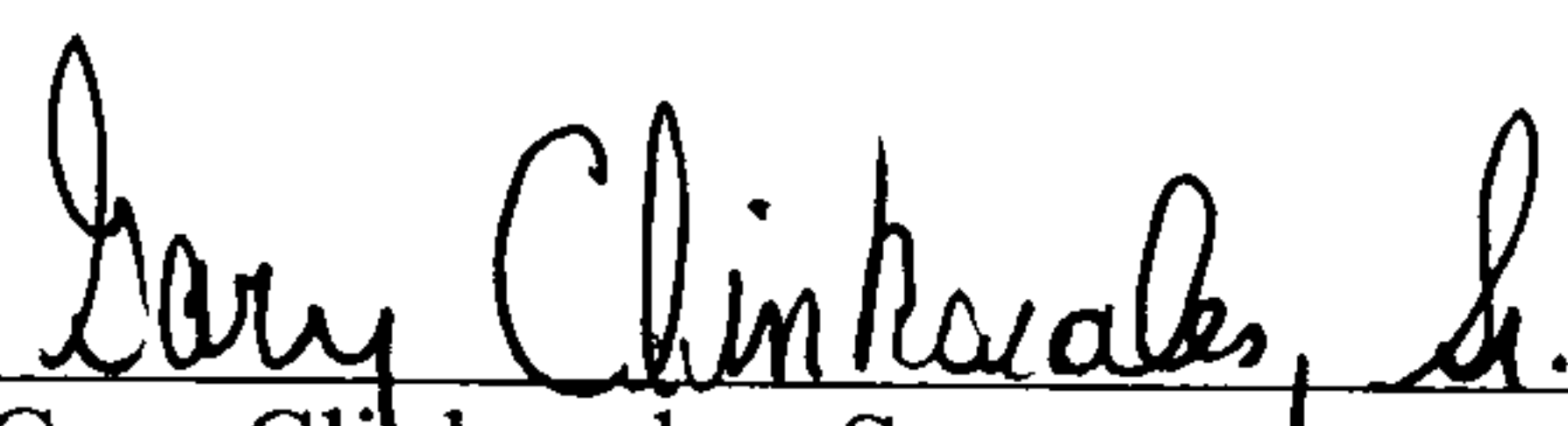
The above described property does not constitute any portion of the homestead of Grantor or Grantor's spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 11th day of May, 2015.


20150513000157850 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
05/13/2015 11:36:22 AM FILED/CERT

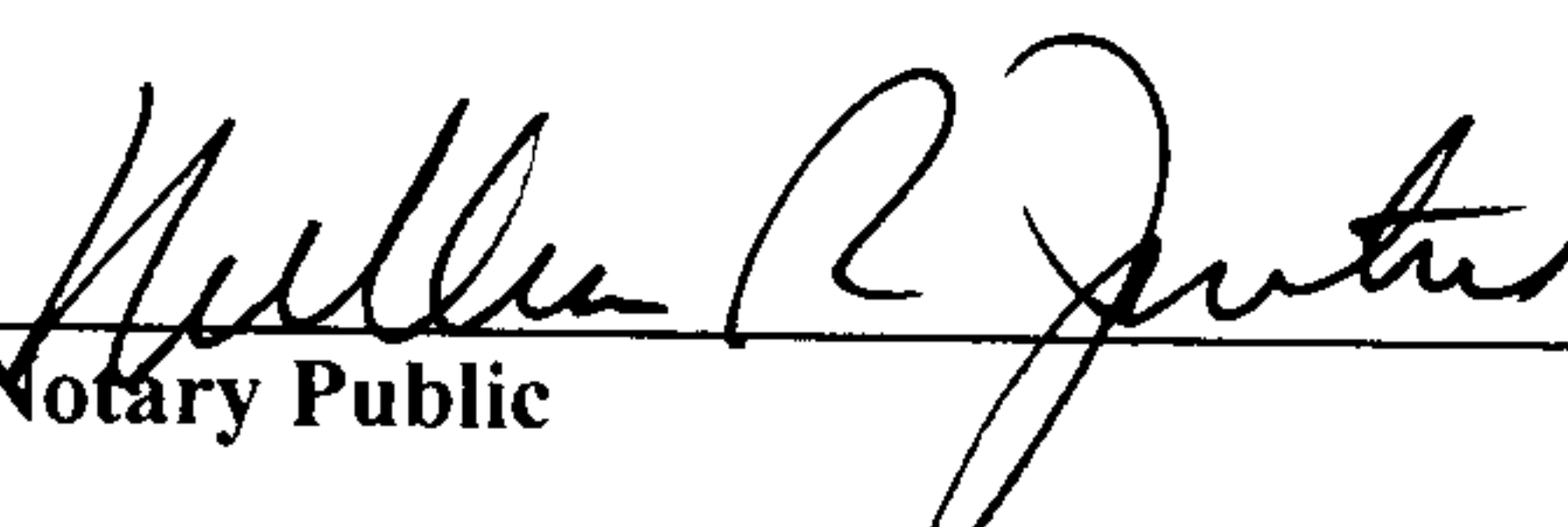

Gary Clinkscales, Sr.

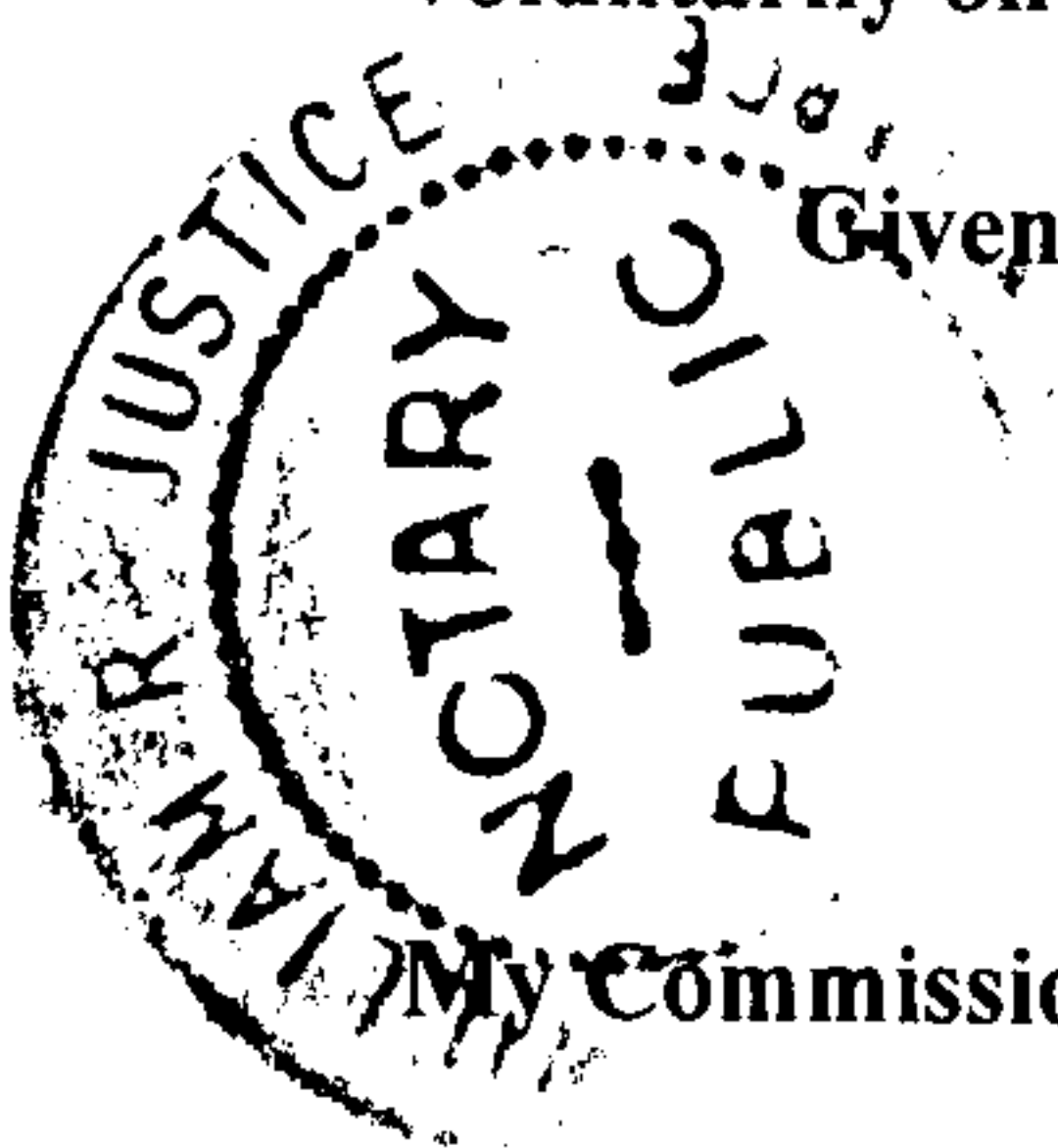
Shelby County, AL 05/13/2015
State of Alabama
Deed Tax: \$5.00

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Clinkscales, Sr., who 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 11th day of May, 2015.


Notary Public



My Commission Expires: 9/12/15

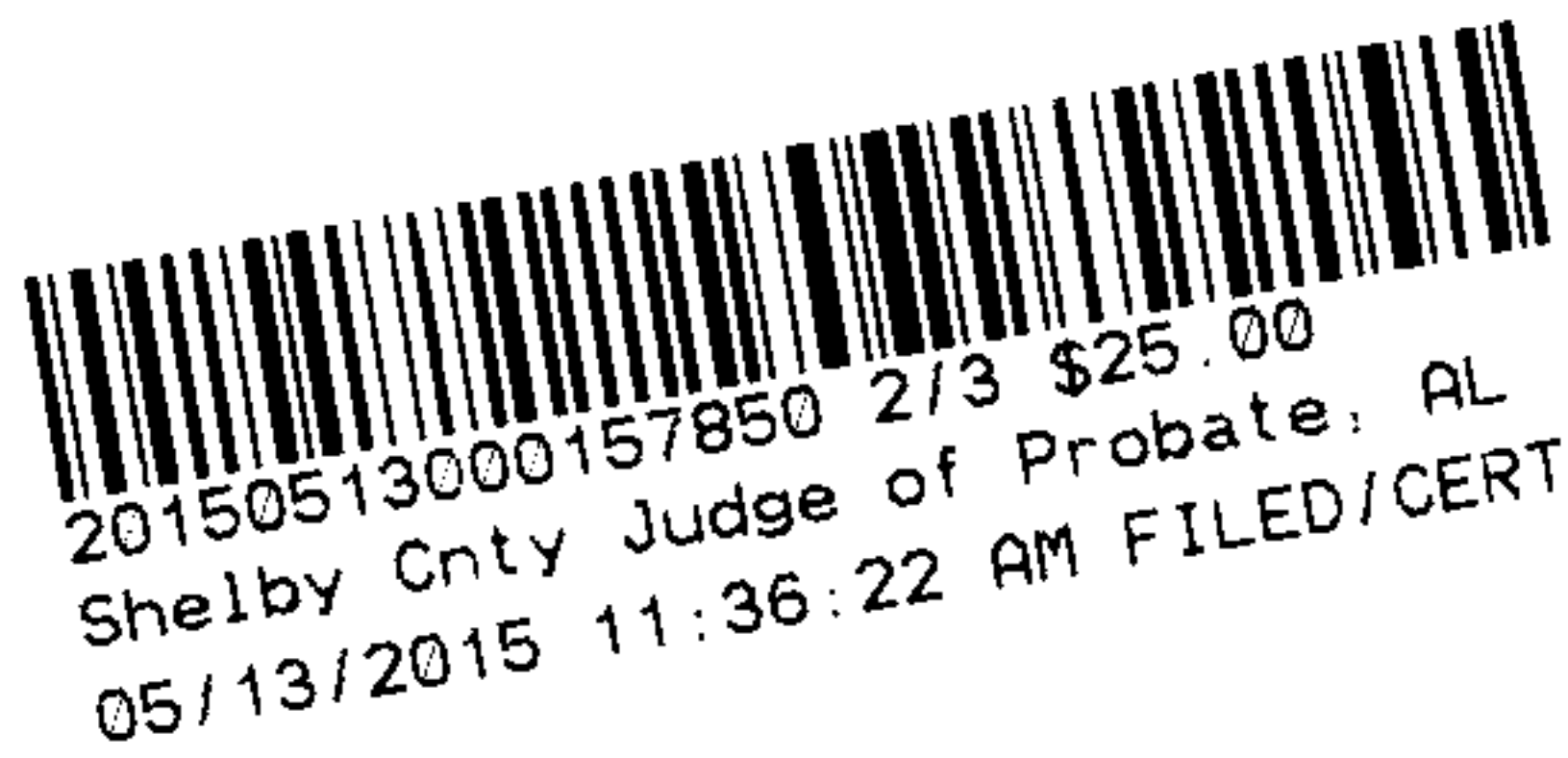
EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southwest quarter of the Southwest quarter of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of Section 23, Township 18 South, Range 1 East (South line of Section 23 bearing = N 89° 53' 27" E) and run N 41° 32' 01" E 67.51 feet to the point of beginning; thence continue N 41° 32' 01" E 93.69 feet; thence run N 40° 37' 36" E 334.88 feet; thence run S 01° 46' 08" W 324.60 feet; thence run N 89° 58' 06" W 270.15 feet to the point of beginning. Containing 1 acre, more or less.

Also included is a 30 foot wide ingress, egress, and utility easement the centerline of which is described as follows: Commence at the Southwest corner of Section 23, Township 18 South, Range 1 East and run N 41° 32' 01" E 67.51 feet; thence run N 48° 27' 59" W 15.00 feet to the point of beginning of said easement centerline; thence run along said centerline N 41° 32' 01" E 93.57 feet; thence run N 40° 37' 36" E 334.79 feet; thence run N 40° 51' 10" E 662.18 feet; thence run N 73° 33' 42" E 74.14 feet to the Westerly right-of-way (80 foot ROW) of Shelby County Road 57 and the end of said easement.

According to survey and plat by Charles R. Hatcher, PLS # 26958, dated March 16, 2015.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Gary Clinkscales, Sr.
Mailing Address 1861 Hwy 57
Vincent, AL 35178

Grantee's Name: Joshua S. & Mayela S. Clinkscales
Mailing Address: 1007 Brook Highland Lane
Birmingham, AL 35242

Property Address: Hwy 57
Vincent, AL

Date of Sale 5-11-15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$4,520.00

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
 x Other – Tax Assessor

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 5-11-15

Sign Gary Clinkscales, Sr.
(Grantor/Grantee/Owner/Agent) circle one

Print Gary Clinkscales, Sr.

 Unattested

(Verified by)