

Parcel I.D. #:

Send Tax Notice To: Brook & Sandra Lovett
620 Lovett Place
Alabaster, AL 35007

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Sixty Thousand Three Hundred Dollars and 00/100 (\$ 60,300.00) the receipt and sufficiency of which are hereby acknowledged, that **Jesse H. Lovett, and Joy Faye Seale Lovett, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Brook Lovett and Sandra Lovett, a married couple**, hereinafter known as the GRANTEE;

LOT 2: Commence at a disturbed rebar being the NE Corner of the SE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; Thence North 89 degrees 20' 24" East, a distance of 18.68' to an iron pin set and the POINT OF BEGINNING; Thence continue along the last described course, a distance of 270.56' to an iron pin set; thence South 20 degrees 53' 44" West, a distance of 418.71' to an iron pin set; Thence North 89 degrees 58' 7" West, a distance of 88.33' to an iron pin set; Thence North 67 degrees 10' 56" West, a distance of 169.20' to an iron pin set; Thence North 20 degrees 53' 44" East, a distance of 345.10' to an iron pin set and the POINT OF BEGINNING. Said parcel containing 2.27 acres, more or less.


Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was performed by Rodney Shiflet, AL Reg. # 21784. The legal description was taken from said survey.

TO HAVE AND TO HOLD to the said GRANTEE 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

Shelby County, AL 05/13/2015
State of Alabama
Deed Tax: \$60.50

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20150513000158280 1/3 \$80.50
Shelby Cnty Judge of Probate, AL
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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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 13th Day of May, 2014⁵

Jesse H. Lovett
Jesse H. Lovett
Grantor

Joy Faye Seale Lovett
Joy Faye Seale Lovett
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

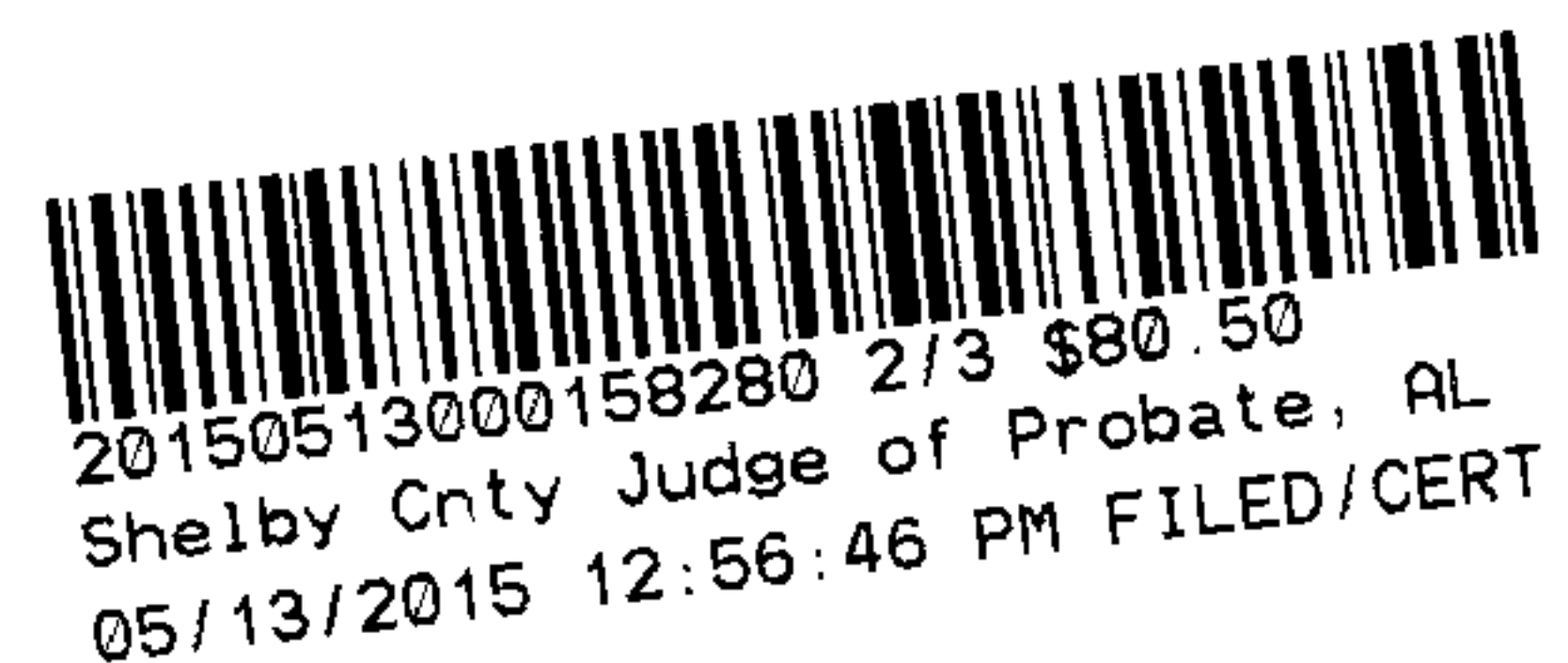
I, the undersigned, a Notary Public in and for said State, do hereby certify that *Jesse H. Lovett* and *Joy Faye Seale Lovett*, a married couple, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 13th Day of May, 2014⁵

Jessica K. Gallant
NOTARY PUBLIC
My Commission Expires: 4/22/18
~~09 March, 2016~~

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



Real Estate Sales Validation Form

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

Grantor's Name Jesse Lovett
Mailing Address 520 Lovett Place
Alabaster, AL.
35007

Grantee's Name Brook Lovett
Mailing Address 620 Lovett Place
Alabaster AL.
35007

Property Address 620 Lovett Ln
Alabaster, AL 35007

Date of Sale 5/13/15
Total Purchase Price \$ 60,300.

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20150513000158280 3/3 \$80.50
Shelby Cnty Judge of Probate, AL
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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
☐ 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 5/13/15

☐ Unattested

(verified by)

Print Joy Lovett
Sign Joy Lovett
(Grantor/Grantee/Owner/Agent) circle one