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

This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357 Send Tax Notice:

John C. Spear III

Kathleen A. Spear

2398 Huy 17

Monterules At 35115

STATE OF ALABAMA COUNTY OF SHELBY WARRANTY DEED: JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eight thousand Four Hundred &00/100 (\$8,400.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, JAMES E. GLENN and wife, SUSAN C. GLENN, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto John C. Spear III and wife, Kathleen A. Spear, hereinafter called "Grantees" 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, to wit:

Lot 5 of the Glenn Family Subdivision, recorded plat map which is recorded at the office of the Shelby County Judge of Probate on the 19th day of November, 2014 in Map Book 44 Page 81 as inst #20141118000363610. Being situated in Shelby County Alabama.

- This property does not constitute the homestead of the Grantor or of his spouse.
- Subject to existing easements, restrictions, set back lines, rights of way, limitations if any of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the <u>24</u> day of <u>April</u>, <u>2015</u>.

Susan C. Glenn

STATE OF ALABAMA COUNTY OF SHELBY

ACKNOWLEDGMENT

I, Maela Tubbs
1 Notary Public for the State at Large, hereby certify that James
E. Glenn and Susan C. Glenn, whose names are signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

Shelby County, AL 05/19/2015 State of Alabama Deed Tax:\$8.50

20150519000165290 1/3 \$28.50 Shelby Cnty Judge of Probate, AL 05/19/2015 10:57:22 AM FILED/CERT GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 24 day of April, 2015.

NOTARY PUBLIC
My Commission Expires:

20150519000165290 2/3 \$28.50 20150519000165290 2/3 Probate; Shelby Cnty Judge of AM FILED/CERT 05/19/2015 10:57:22 AM FILED/CERT

Real Estate Sales Validation Form

i nis Document must be filed in acco	rdance with Code of Alabama 1975, Section 40-22-1
Grantor's Name Glenn James 6	Socian C Grantee's Name John C Spear Kathleen
Mailing Address 1500 Huy 17	Mailing Address 23 98 Hun 17
Monteunllo Ar 35	Montales Az 311
Dranamia Addana	
Property Address	Date of Sale 7/24/3
2598 1-17	Total Purchase Price \$ 8400
	Or
	Actual Value \$
0150519000165290 3/3 \$28.50 nelby Cnty Judge of Probate, AL	
5/19/2015 10:57:22 AM FILED/CERT	Assessor's Market Value \$
The purchase price or actual value claimed on t	his form can be verified in the following documentary
CARGINGE (CHECK ONE) (RECORDSION OF GOCUME	entary evidence is not required)
Bill of Sale	Appraisal
Sales Contract	Other
Closing Statement	
If the conveyance document presented for recor	rdation contains all of the required information referenced
above, the filing of this form is not required.	dation contains an or the required information referenced
	nstructions
to property and their numbers address - provide the	ne name of the person or persons conveying interest
to property and their current mailing address.	
Grantee's name and mailing address - provide the	he name of the person or persons to whom interest
to property is being conveyed.	a mana at ma baraatt at bersatts to Milotti ilitelest
Property address - the physical address of the -	
Property address - the physical address of the p	
Date of Sale - the date on which interest to the p	property was conveyed.
being conveyed by the instrument offered for rec	the purchase of the property, both real and personal,
Actual value - if the property is not being sold, the	e true value of the property, both real and personal, being
conveyed by the manufall offeted for fecold.	nis may be evidenced by an appraisal conducted by a
licensed appraiser or the assessor's current mad	ket value.
if no proof is provided and the value must be det	ermined, the current estimate of fair market value,
excluding current use valuation, of the property a	18 determined by the local official abarded 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)).
accurate I further under the Above and belief th	nat the information contained in this document is true and
accurate, i fultifier understatte that any faise state	aments claimed on this form may regulate the the increase.
of the penalty indicated in Code of Alabama 197	5 § 40-22-1 (b).
Date 4/24/15	Sa Jahan
	Print My Smitherman
Unattested	
(verified by)	Sign Sign
(voimed by)	(Grantor/Grantee/Owner/Agent) circle one
	Form RT-1