

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:
Tommie L. Cadle Morrison
360 16th Street
Calera AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTY THOUSAND AND NO/00 DOLLARS (\$80,000.00)**, 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, ***Tommie L. Cadle Morrison, a single woman*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Tommie L. Cadle Morrison and Lee Cadle Morrison*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

Lot number 1 of Block number 5, as shown by the map or plat made by J. H. Dunstan for Calera Land Company in 1886 and said property being further described and also know as Lot number 401 and the South ½ of Lot number 400 as shown by map or plat made by N.B. Dare for Shelby Lime Company in 1869 said lot fronting 75 feet on 12th Street and 133 feet on 17th Avenue of said Town of Calera and being located in the Northwest intersection of said 12th Street and 17th Avenue in the Town of Calera, Shelby County, Alabama. Situated in 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.

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.

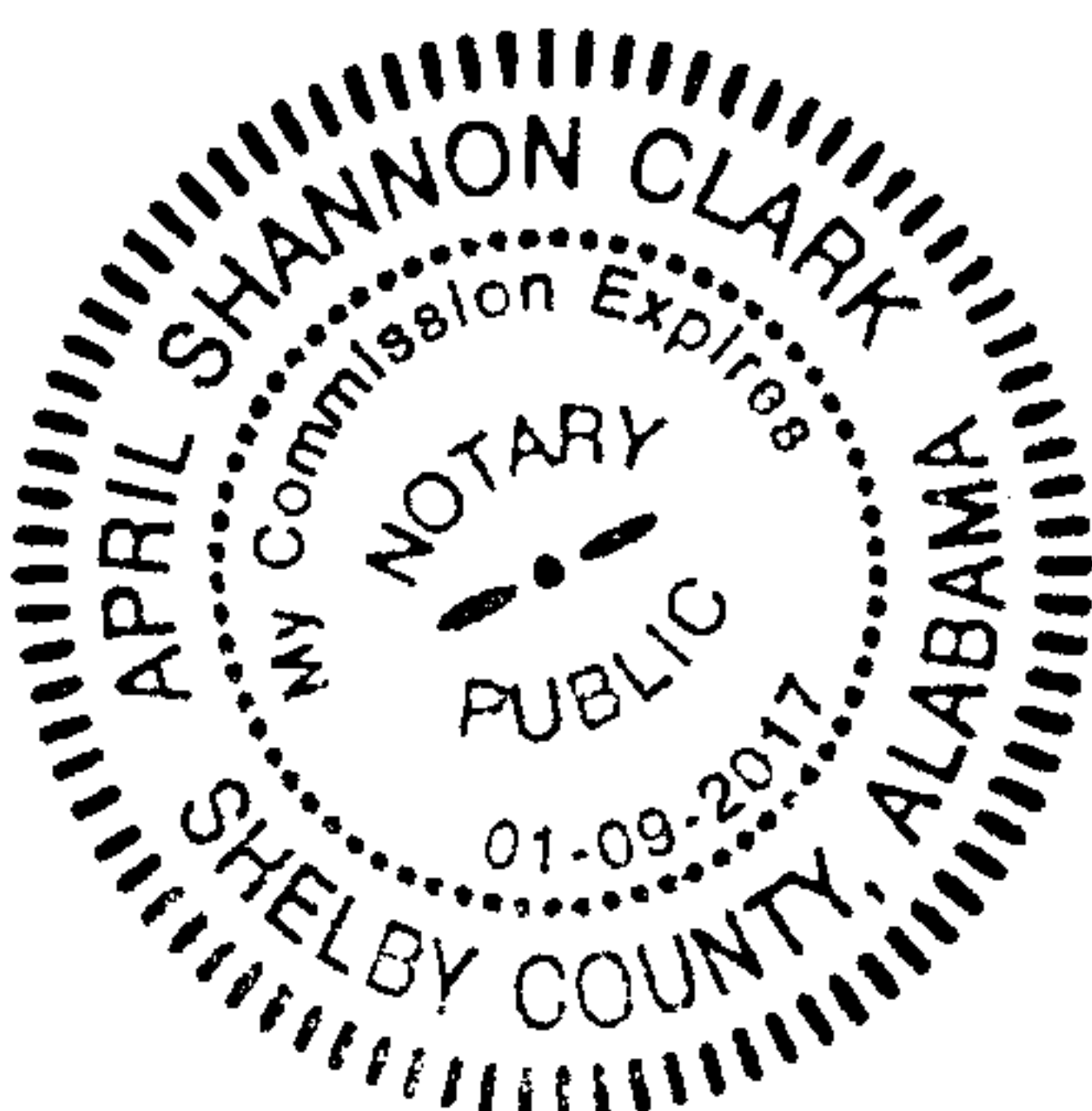
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of May, 2015.



Tommie L. Cadle Morrison

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Tommie L. Cadle Morrison***, 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 27th day of May, 2015.




Notary Public
My Commission Expires: 1-9 2017

Shelby County, AL 05/29/2015
State of Alabama
Deed Tax: \$80.00


20150529000177760 1/2 \$97.00
Shelby Cnty Judge of Probate, AL
05/29/2015 10:34:50 AM FILED/CERT

Grantor's Name Tommie L. Cattle Morrison
Mailing Address 360 16th Street
Calera AL 35040
Property Address 8280 Hwy 31
Calera, AL 35040

Grantee's Name Tommie L. Cattle Morrison
Mailing Address 360 16th Street
Calera AL 35040
Date of Sale 5-27-15
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value \$80,000.00

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 (1/2)

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).

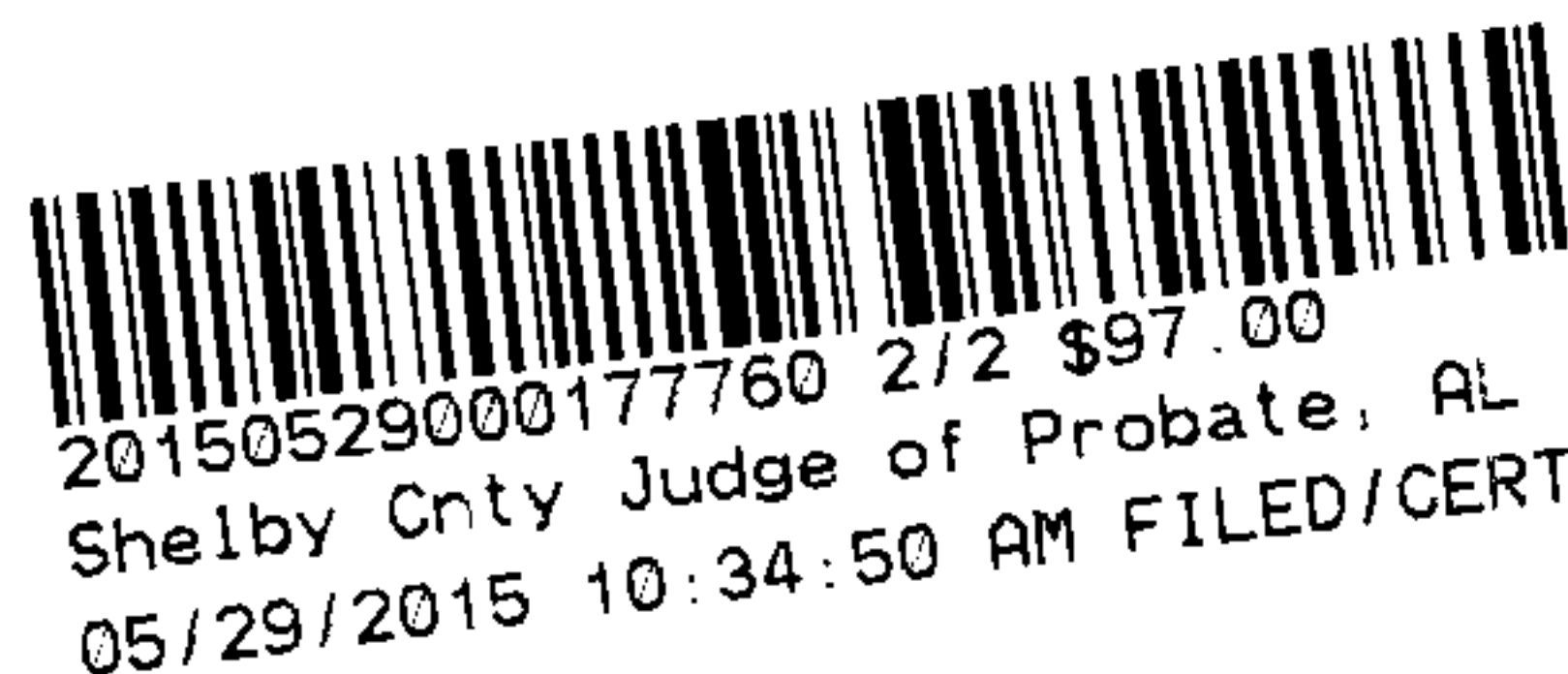
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5-27-15

Unattested

AC
(verified by)

Print Tommie L. Cattle Morrison
Sign Tommie L. Cattle Morrison
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1