



20150601000179680 1/3 \$94.00
Shelby Cnty Judge of Probate, AL
06/01/2015 10:18:19 AM FILED/CERT

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
RESERVING A LIFE ESTATE IN GRANTOR**

STATE OF ALABAMA *
SHELBY COUNTY * KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEE, herein, the receipt whereof is acknowledged, I, **JANICE K. BROADHEAD**, an un-married woman, herein referred to as GRANTOR, do hereby grant, bargain, sell and convey unto **MICHELLE BURT** and **PHILICIA DANNER**, for and during the term of their natural lives as joint tenants with right of survivorship, herein referred to as GRANTEES, the following described real estate situated in Shelby County, Alabama to-wit:

All of the remainder interest in and to the following real estate, reserving unto myself a life estate only in the property:

BUILDING AND ALL IMPROVEMENTS LOCATED OS SITE 346, ALABAMA POWER COMPANY ON LAY DAM RESERVOIR LOCATED IN THE NW 1/4 OF THE NE 1/4, NE 1/4 OF NE 1/4, FRACTIONAL SEC. 6, TOWNSHIP 24 NORTH, RANGE 16 EAST, NE 1/4 OF SE 1/4, FRACTIONAL SECTION 23, AND NW 1/4 OF NW 1/4 OF SW 1/4, FRACTIONAL SECTION 24, ALL IN TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

Subject to restrictions, conditions, limitations, reservations and easements, if any, of record.

Prior Recording: BOOK 174 PAGE 398 SHELBY COUNTY

Janice K. Broadhead and Jancie K. Broadhead are one and the same person.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion of the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, whatsoever, as well in law as in equity of the said Grantors, of in, and to the same and every part or parcel thereof, with the appurtenances.

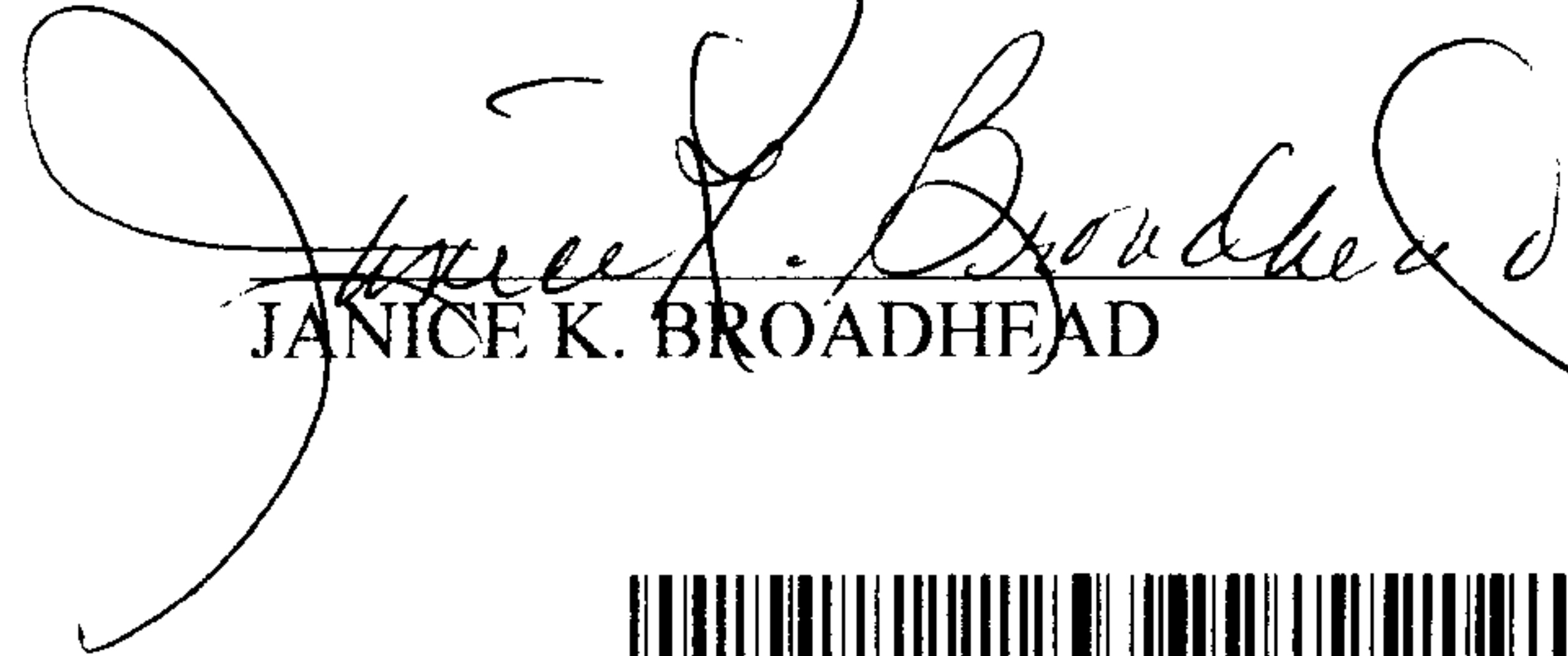
TO HAVE AND TO HOLD, all and singular, the above described premises together with the appurtenances unto the said Grantees, **MICHELLE BROADHEAD** and **PHILICIA DANNER**, for and during their joint lives and upon the death of either of them, then to the survivor of them and to the heirs and assigns of such survivor forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I am are entitled to the immediate possession thereof, that I have a good right to sell


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State of Alabama
Deed Tax: \$73.00

and convey the same to aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hand and seal this 19th day of May, 2015.


JANICE K. BROADHEAD

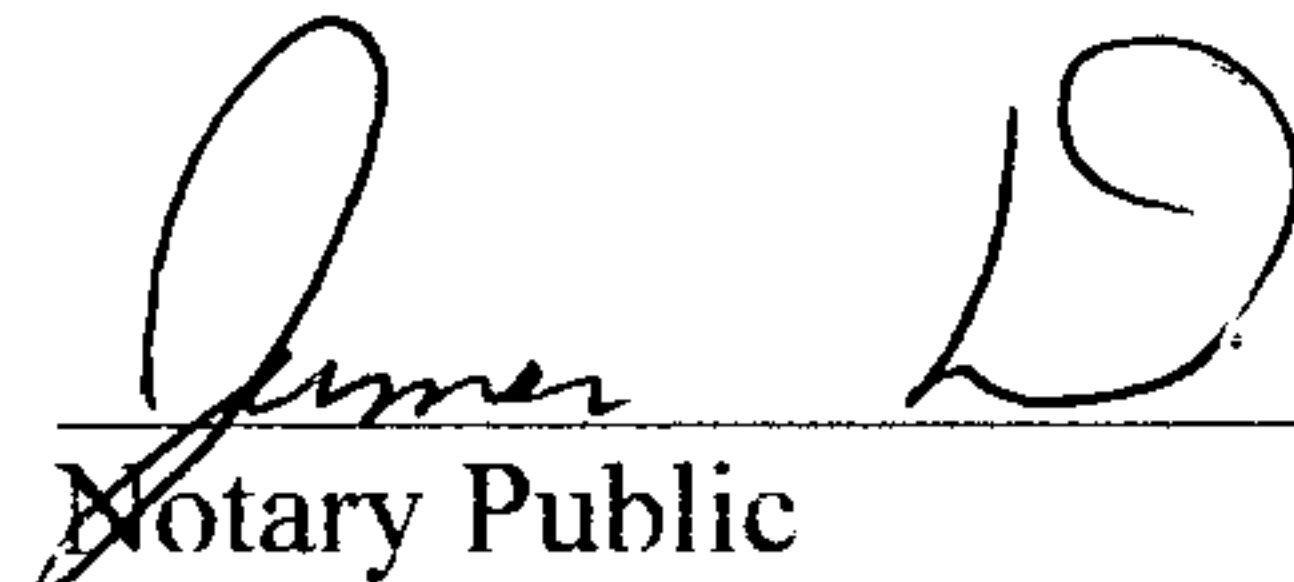
ACKNOWLEDGMENT


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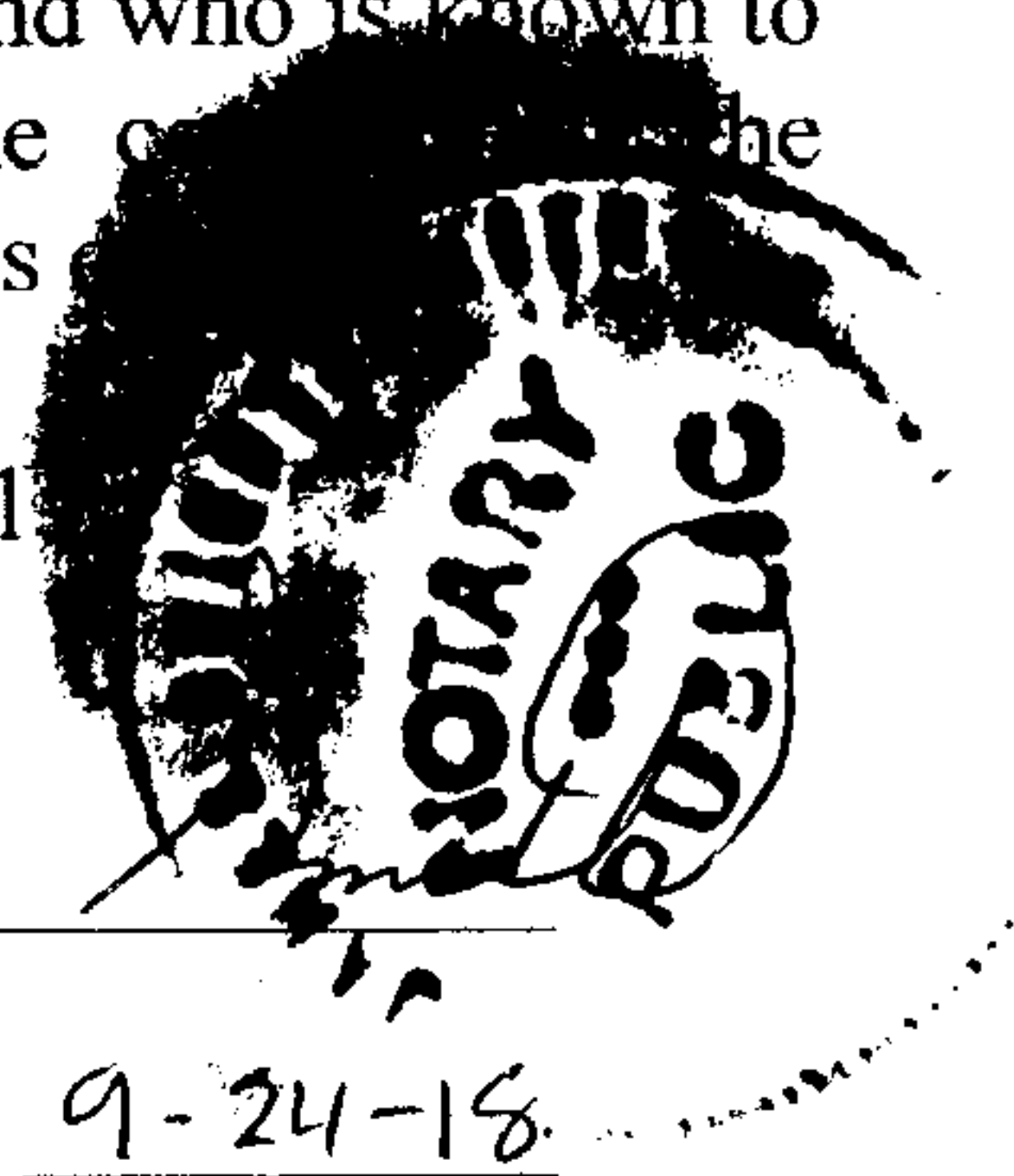
**STATE OF ALABAMA
SHELBY COUNTY**

I, a Notary Public in said County in said State, hereby certify that JANICE K. BROADHEAD, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, 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 19th day of May, 2015.


Notary Public

My Commission Expires: 9-24-18



THIS DEED PREPARED BY: Law Offices of James D. Smith, L.L.C.
ATTORNEY AT LAW
303 Hargrove Road East, Suite A
Tuscaloosa, AL 35401
(205) 764-9906
jsmith@jamesdsmith.com

Real Estate Sales Validation Form

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

Grantor's Name Twice K. Broadhead
Mailing Address 7638 Roy Dr
Helena AL 35080

Grantee's Name Michelle Durt
Mailing Address Philicia Danner
7638 Roy Dr
Helena AL 35080


Property Address 10 Lake Dr
Book 174 Page 398
Shelby AL 35

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 218,580 1/3 interest
72,860.

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


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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 _____

☒ Unattested

Karen Melsen
(verified by)

Print

Sign

Twice K. Broadhead
Broadhead
(Grantor/Grantee/Owner/Agent) circle one