

WARRANTY DEED
Jointly for Life with Remainder to Survivor

This Instrument was prepared by:

John R. Norris
110 SHIRE CIRCLE
ALABASTER, AL 35007

SEND TAX NOTICE TO:

John R. Norris, and Joleen L. Norris
110 SHIRE CIRCLE
Alabaster AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know all men by these presents, That in consideration of One Thousand Five Hundred Dollars (\$1,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt where is acknowledged, We Allen Balkema and Mary Jane Balkema a married couple (herein referred to as Grantor) do grant, bargain, sell and convey unto John R. Norris and Joleen L. Norris a married couple (herein referred to as Grantee, as joint tenants of survivorship) the following described real estate situated in Shelby County, Alabama, to wit:

Begin at the SW corner of the SE 1/4 of the SE 1/4 of section 5 township 21 south, range 2 west, Shelby county, Alabama: thence south 89 degrees 20 minutes 7 seconds east a distance of 100.53 feet; thence north 25 degrees 52 minutes 22 seconds east a distance of 49.87 feet to the southerly right of way of Massey Road, and a point on a curve to the left having a central angle of 4 degrees 6 minutes and 14 seconds and a radius of 1107.23 feet, said curve subtended by a cord bearing north 72 degrees 4 minutes 11 seconds west and a cord distance of 79.29 feet; thence along an arc of south 34 degrees 31 minutes 17 seconds west and leaving said right of way a distance of 82.67 feet to the point of beginning.

To have and to hold to the said Grantees, as joint tenants, with the right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event that 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 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, 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, the said Grantors Allen Balkema and Mary Jane Balkema execute this conveyance, has hereunto set our hands and seals, this 7th day of May, 2015.

WITNESS:

Joanna L. Stokes

Allen Balkema
Allen Balkema
Mary Jane Balkema
Mary Jane Balkema

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen Balkema and Mary Jane Balkema whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date. Given under my hand this 7 day of May, 2015

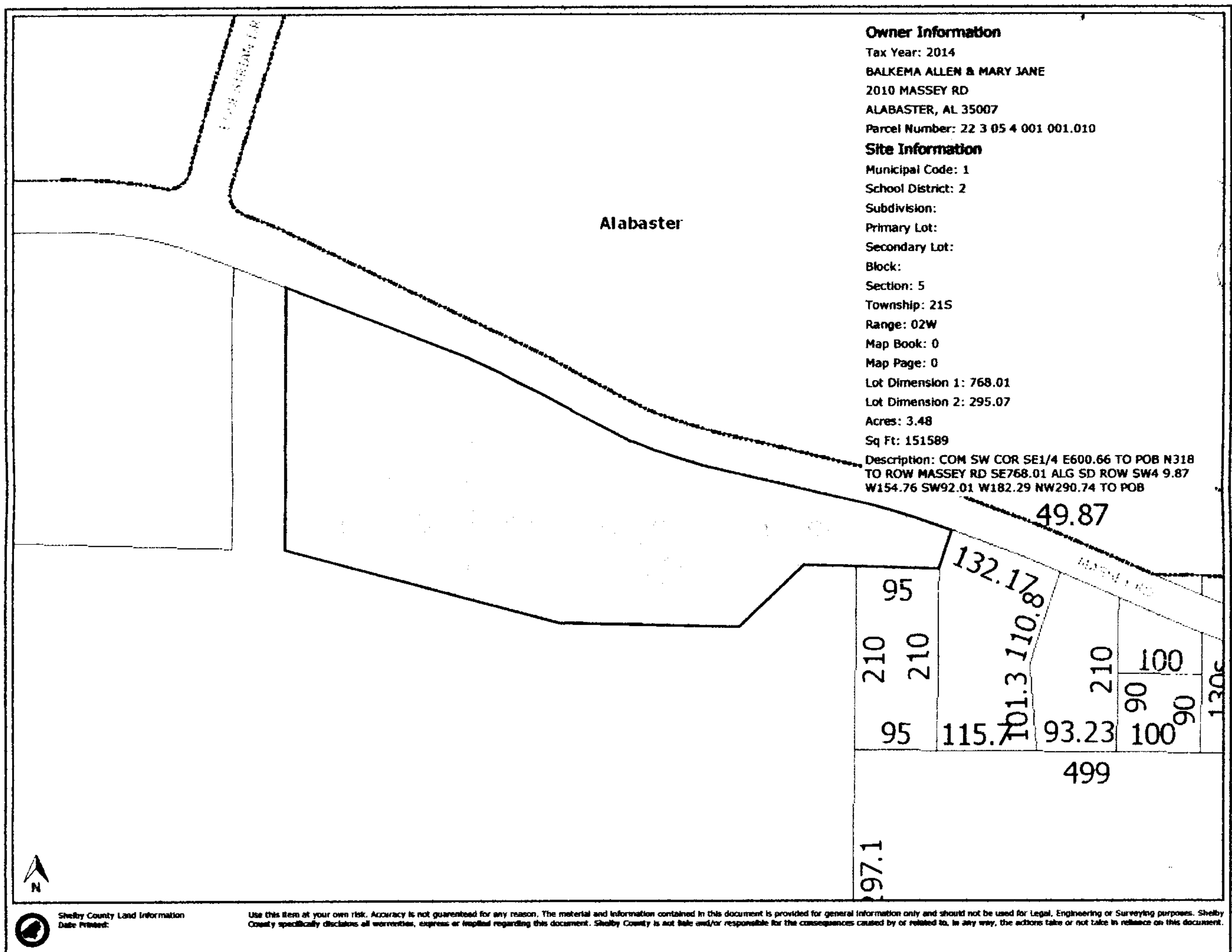
Debra D. Miller
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
April 15, 2018


20150608000189090 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
06/08/2015 11:03:11 AM FILED/CERT

Shelby County, AL 06/08/2015
State of Alabama
Deed Tax: \$1.50



2014

20150608000189090 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
06/08/2015 11:03:11 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Allen & Mary Jane Balkema
Mailing Address 2010 Massey Rd
Alabaster AL
35007

Grantee's Name John & JoAnn Norris
Mailing Address 110 Shire Circle
Alabaster AL
35007

Property Address 2060 Massey Rd
Alabaster AL
35007

Date of Sale May 7, 2015
Total Purchase Price \$ 15000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20150608000189090 3/3 \$21.50
Shelby Cnty Judge of Probate, AL
06/08/2015 11:03:11 AM FILED/CERT

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 Purchase Agreement

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 _____

Print John R Norris

Unattested

Sign

Allen Balkema / Mary Jane Balkema
(Grantor) Grantee/Owner/Agent circle one

(verified by)

Form RT-1