

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:
William Joseph Flanagan
Sherry Susan Flanagan
51036 Hwy 25
Sterrett, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00), 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, **WILLIAM JOSEPH FLANAGAN, SHERRY SUSAN FLANAGAN HUSBAND AND WIFE, JOHN J. VIDAL AN UNMARRIED MAN** (herein referred to as *Grantor*) grant, bargain, sell and convey unto **WILLIAM JOSEPH FLANAGAN AND SHERRY SUSAN FLANAGAN** (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description.

SUBJECT TO:

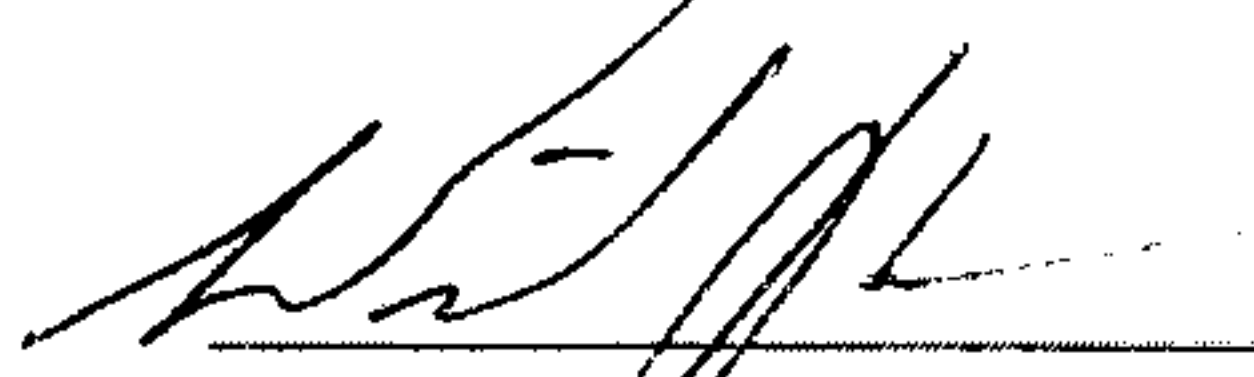
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.


20150609000191950 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
06/09/2015 08:46:17 AM FILED/CERT

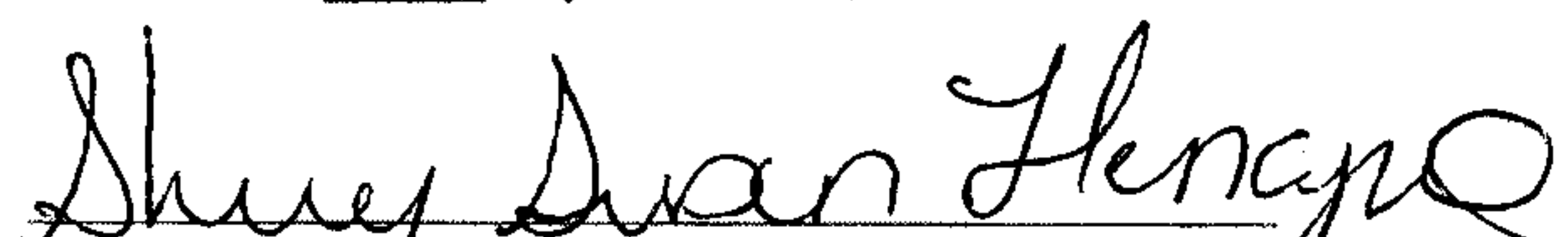
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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.

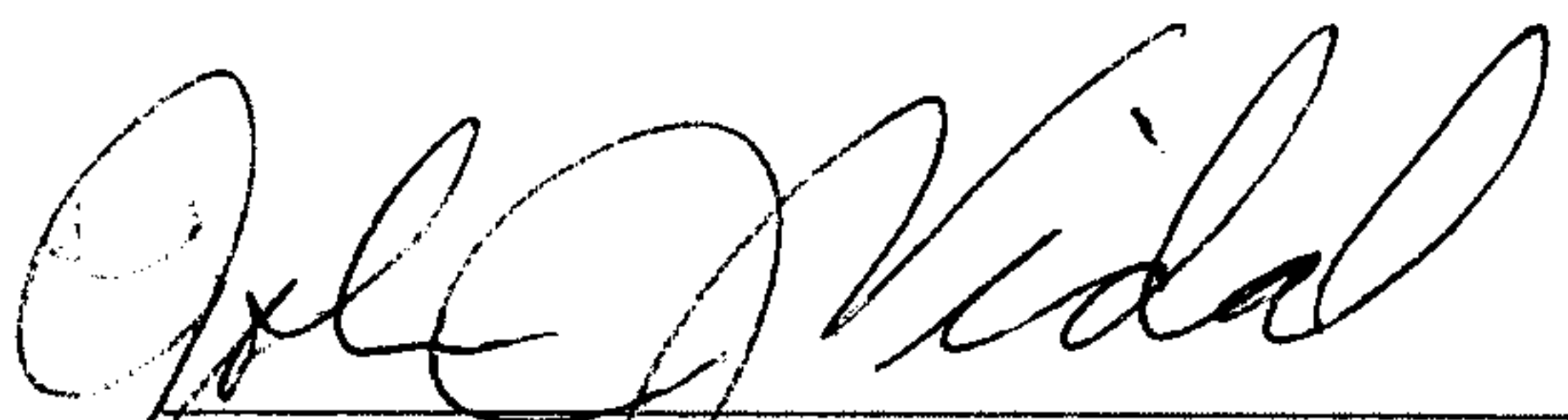
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of June, 2015.



William Joseph Flanagan



Sherry Susan Flanagan



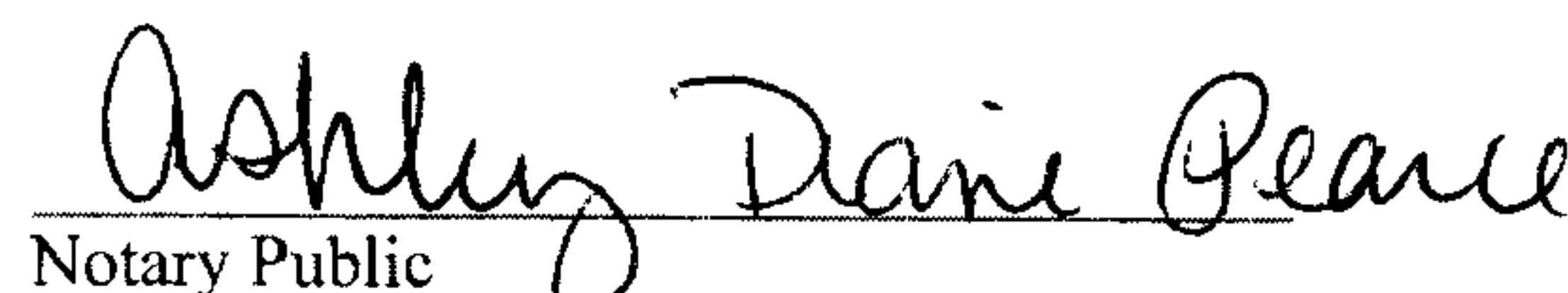
John J. Vidal

Shelby County, AL 06/09/2015
State of Alabama
Deed Tax: \$23.00

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **William Joseph Flanagan, Sherry Susan Flanagan and John J. Vidal** 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 8th day of June, 2015.



Notary Public
My Commission Expires: August 1, 2017


20150609000191950 2/3 \$44.00
Shelby Cnty Judge of Probate, AL
06/09/2015 08:46:17 AM FILED/CERT

EXHIBIT A

Begin at the Northeast corner of the Northeast quarter of the Northwest quarter of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama; thence run southerly along the East line of said quarter-quarter a distance of 222.95 feet to a point; thence turn an angle of 70 degrees 22 minutes 26 seconds to the right and run southwesterly a distance of 1,181.64 feet to a point on the East right of way line of Highway No. 25; thence turn an angle of 95 degrees 14 minutes 30 seconds to the right and run northerly along the east line of said Highway 25, a distance of 105.88 feet to a point; thence turn an angle of 84 degrees 45 minutes 30 seconds to the right and run East-Northeasterly a distance of 210.0 feet to a point; thence turn an angle of 84 degrees 45 minutes 30 seconds to the left and run northerly a distance of 105.0 feet to a point; thence turn an angle of 84 degrees 45 minutes 30 seconds to the right and run East-Northeasterly a distance of 1,027.26 feet to the point of beginning. LESS AND EXCEPT all that part of property that constitutes the right of way for the Central of Georgia railroad right of way.

According to the survey of Joseph E. Conn, Jr., Alabama registered Number 9049, dated July 19, 1983.

Situated in Shelby County, Alabama.



20150609000191950 3/3 \$44.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name	<u>William + Sherry Flanagan</u>	Grantee's Name	<u>William + Sherry Flanagan</u>
Mailing Address	<u>John J. Vidal</u> <u>494 Tulip Dr</u> <u>Sebastiah AL 36958</u>	Mailing Address	<u>51036 Hwy 25</u> <u>Stevett, AL 35147</u>
Property Address	<u>51036 Hwy 25</u> <u>Stevett AL 35147</u>	Date of Sale	<u>Nov 30, 2011</u>
		Total Purchase Price	_____
		or	_____
		Actual Value	_____
		or	_____
		Assessor's Market Value	<u>\$68,200 / 3 = 22,733</u>

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 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 6/8/15

Unattested

(verified by)

Print Sherry Flanagan

Sign Sherry Flanagan
(Grantor/Grantee/Owner/Agent) circle one