


This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
S. Eugene and Nina Faye Dekich
441 Valley View Drive
Indian Springs, AL 35124

This instrument was prepared by:
Lindsey J. Allison
Allison, May & Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238


20150626000214580 1/4 \$594.00
Shelby Cnty Judge of Probate, AL
06/26/2015 09:57:31 AM FILED/CERT

Warranty Deed, Jointly For Life with Remainder to Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **S. Eugene Dekich, Nina Faye Dekich, Steven Eugene Dekich and Dianne Leigh Dekich McGee** (herein referred to as Grantor, whether one or more) does grant, bargain, sell and convey unto **S. Eugene Dekich and Nina Faye Dekich, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

DESCRIPTION:

Lot 1A, according to the Survey of Stovall-Benson subdivision as recorded in Map Book 19, page 106, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

Subject to:

- 1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.**
- 2. All other existing easements, restrictions, setback lines, right of ways, limitations, if any, 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 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 do for myself and for my heirs, executors, and administrators covenant with 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 I will and my heirs, executors and administrators shall, warrant and defend the same to said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/26/2015
State of Alabama
Deed Tax: \$569.00

IN WITNESS WHEREOF, the said Grantors, have hereto set their signatures and seal, this the 5th day of June, 2015.

S. Eugene Dekich
S. EUGENE DEKICH-Grantor



20150626000214580 2/4 \$594.00
Shelby Cnty Judge of Probate, AL
06/26/2015 09:57:31 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that S. EUGENE DEKICH 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, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 5th day of June, 2015.

[Signature]
Notary Public
My Commission Expires:
MY COMMISSION EXPIRES AUGUST 12, 2018

Nina Faye Dekich
NINA FAYE DEKICH-Grantor

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that NINA FAYE DEKICH 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, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 9th day of June, 2015.

[Signature]
Notary Public
My Commission Expires:
MY COMMISSION EXPIRES AUGUST 12, 2018

20150626000214580 3/4 \$594.00
Shelby Cnty Judge of Probate, AL
06/26/2015 09:57:31 AM FILED/CERT

Steven E DeKich
STEVEN EUGENE DEKICH-Grantor

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that STEVEN EUGENE DEKICH 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, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 5th day of June, 2015.

[Signature]
Notary Public
My Commission Expires:
MY COMMISSION EXPIRES AUGUST 12, 2018

Dianne Leigh Dekich McGee
DIANNE LEIGH DEKICH McGEE-Grantor

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DIANNE LEIGH DEKICH McGEE 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, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 5th day of June, 2015.

[Signature]
Notary Public
My Commission Expires:

MY COMMISSION EXPIRES AUGUST 12, 2018

Real Estate Sales Validation Form

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

Grantor's Name S. EUGENE DEKICH, NINA FAYE DEKICH,

Grantee's Name S. EUGENE DEKICH DEKICH

Mailing Address STEVEN EUGENE DEKICH,

Mailing Address 441 VALLEY VIEW DR.

DIANNE LEIGH DEKICH MCGEE
441 VALLEY VIEW DR. INDIAN SPRINGS, AL
35124

INDIAN SPRINGS, AL
35124

Property Address 441 VALLEY VIEW DR.
INDIAN SPRINGS, AL
35124

Date of Sale 6/5/15

Total Purchase Price \$

or

Actual Value \$

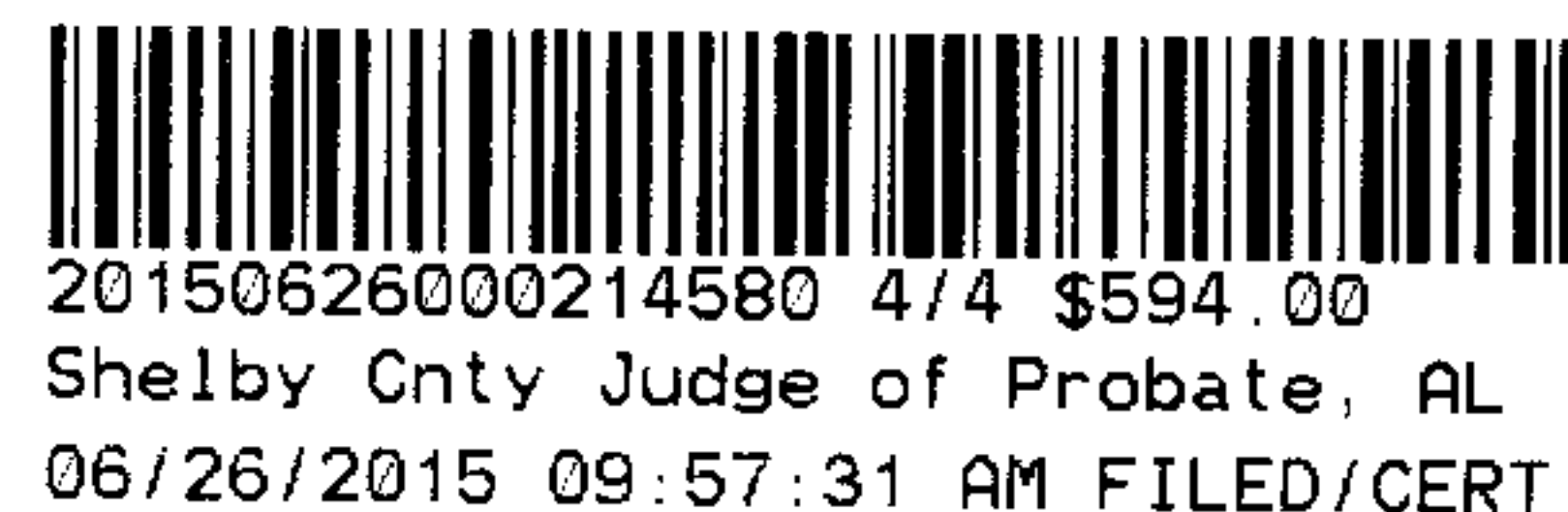
or

Assessor's Market Value \$ 568,640.00

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



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

LINDSEY ALISON

Unattested

Sign

Lindsey Allison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1