

**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:  
Elizabeth Ann Darby  
5809 Hwy 280  
Harpersville AL 35078

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED FIFTY THREE THOUSAND AND NO/00 DOLLARS (\$253,000.00)**, 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, **Louise Baker Cole, a single woman and Billie Frances Darby, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Elizabeth Ann Darby and William Richard "Rickey" Darby** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

**Parcel 1**


The SE ¼ of the NE ¼ of Section 32, Township 19, Range 2 East, lying North of the road. Less and except property conveyed in Real book 106, Page 720.

**Parcel 2**

The SW ¼ of the NE ¼ of Section 32, Township 19, Range 2 East., less that portion of said ¼ ¼ section previously conveyed in Instrument No. 20051026000557690; and that portion of the S ½ of the S ½ of the NW ¼ of Section 32, Township 19, Range 2 East lying East of the right of way line of Shelby County Road No. 44.

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

  
20150708000230950 1/2 \$270.00  
Shelby Cnty Judge of Probate, AL  
07/08/2015 03:28:02 PM FILED/CERT


No part of the homestead of the grantors herein.

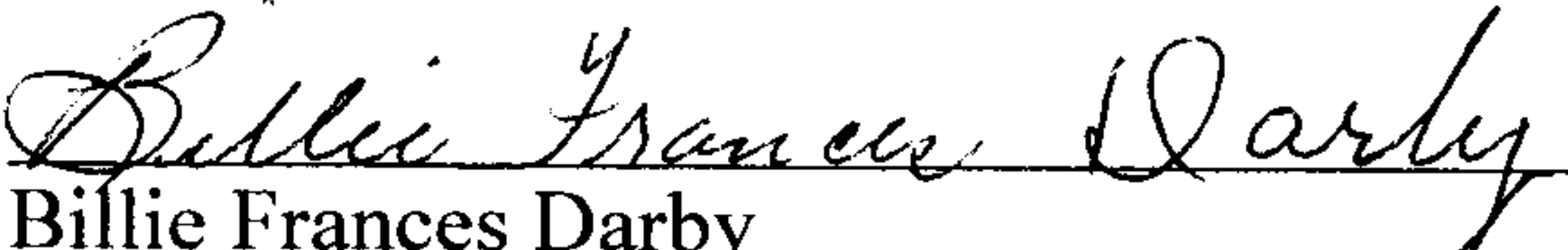
Shelby County, AL 07/08/2015  
State of Alabama  
Deed Tax: \$253.00

**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 30<sup>th</sup> day of June, 2015.

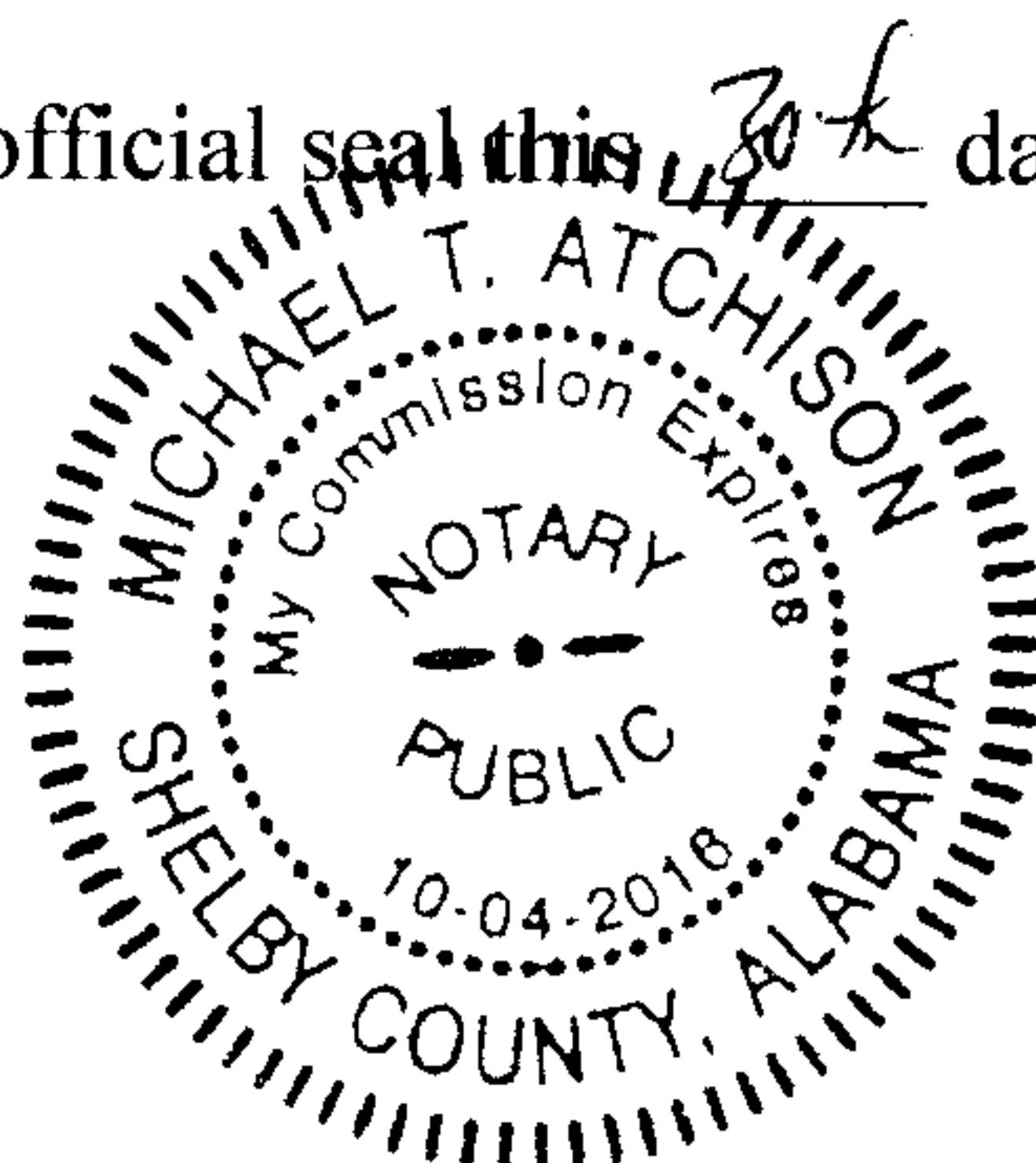
  
Louise Baker Cole

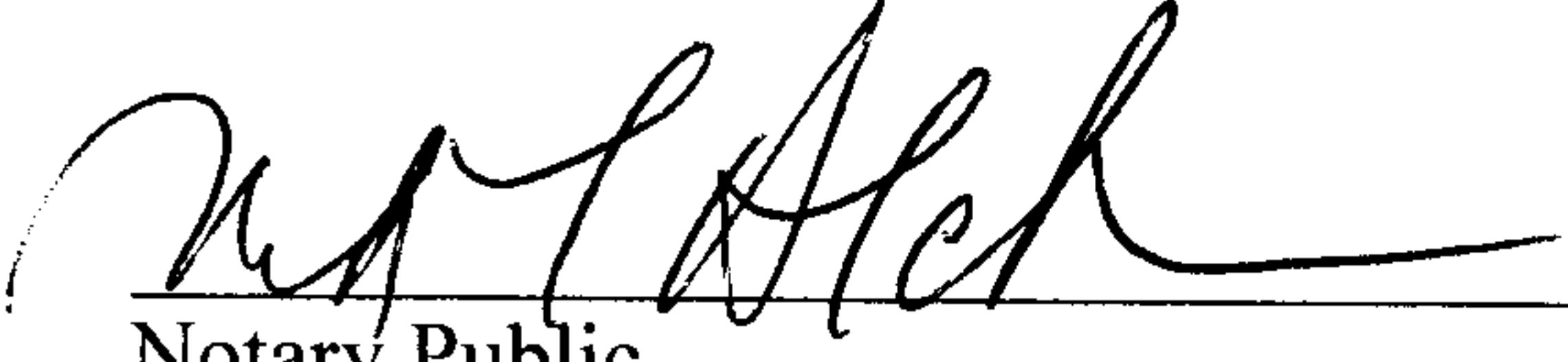
  
Billie Frances Darby

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Louise Baker Cole and Billie Frances Darby**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of June, 2015.



  
Notary Public  
My Commission Expires: 10-4-2016



Grantor's Name

Louise Baker Cole

Mailing Address

5478 Hwy 280  
Harpersville AL 35078

Property Address

Aceage 32-19-22

Grantee's Name

Elizabeth Ann Darby

Mailing Address

5809 Hwy 280  
Harpersville, AL 35078

Date of Sale

6-30-15

Total Purchase Price

or

Actual Value

25

or

Assessor's Market Value

253,000<sup>00</sup>

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

Gift

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 6-30-15

Print

Mike T. Atchison

Unattested

Sign

Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20150708000230950 2/2 \$270.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1