

20150710000233360 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
07/10/2015 11:37:36 AM FILED/CERT

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This Instrument was Prepared by:
Gary Clinkscales Sr.
1861 Hwy 57
Vincent, AL 35178

Send Tax Notice To: Joshua Stephen Clinkscales
Mayela Silva Clinkscales
1861 Hwy 57
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Ten Thousand Dollars and No Cents (\$10,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Gary Clinkscales Sr., a married man** (herein referred to as grantor), does grant, bargain, sell and convey unto **Joshua Stephen Clinkscales and Mayela Silva Clinkscales** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

A Parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 23, Township 18 South, Range 1 East and being more particularly described as follows: Commence at the Southwest corner of Section 23, Township 18 South, Range 1 East (South line Section 23 bearing = N 89° 53' 27" E) and run N 41° 32' 01" E 67.51 feet to the point of beginning; thence continue N 41° 32' 01" E 93.69 feet; thence run N 40° 37' 36" E 334.88 feet; thence run S 01° 46' 08" W 324.60 feet; thence run N 89° 58' 06" W 270.15 feet to the point of beginning. Containing 1.00 acres, more or less.

Also included is a 30 foot ingress/egress and utility easement the centerline of which is described as follows: Commence at the Southwest corner of Section 23, Township 18 South, Range 1 East and run N 41° 32' 01" E 67.51 feet; thence run N 48° 27' 59" W 15.00 feet to the point of beginning of said easement centerline; thence run along said centerline N 41° 32' 01" E 93.57 feet; thence run N 40° 37' 36" E 334.79 feet; thence run N 40° 51' 10" E 662.18 feet; thence run N 73° 33' 42" E 74.14 feet to the Westerly right of way (80 foot ROW) of Shelby County Road 57 and the end of said easement.

All according to that certain survey dated March 16, 2015 by Charles R. Hatcher, License No. 26958

Subject to easements, reservations and restrictions at record.

Property does not constitute the homestead of the grantor nor his spouse.

Purchase money mortgage in the amount of \$123,331.00 closed simultaneously herewith.

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 served 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of June, 2015.

Gary Clinkscales Sr. (Seal)
Gary Clinkscales Sr.

State of Alabama

} General Acknowledgment

Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Gary Clinkscales Sr., a married man** whose names 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 day the same bears date.

Given under my hand and official seal, this the 16th day of June, 2015.

My commission expires:

Jan 17 2018

Julie Ceaser
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name	Gary Clinkscales Sr.	Grantee's Name	Joshua Stephen Clinkscales Mayela Silva Clinkscales
Mailing Address	<u>1861 Hwy 57</u> <u>Vincent, AL 35178</u>	Mailing Address	<u>1007 Brook Highland Lane</u> <u>Birmingham, AL 35242</u>
Property Address	<u>TBD Hwy 57</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>June 16, 2015</u>
		Total Purchase Price	<u>\$10,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></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
 Sales Contract
 X 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 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 June 16, 2015

Print Gary Clinkscales Sr.

 Unattested

Sign

Gary Clinkscales Sr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one