


Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, Alabama 35020


20150716000242240 1/3 \$111.00
Shelby Cnty Judge of Probate, AL
07/16/2015 10:15:16 AM FILED/CERT

Send Tax Notice To:
Todd Stewart and
Debbie Michelle Stewart
310 Highway 277
Helena, AL 35080

CORPORATE DEED/JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **NINETY-ONE THOUSAND AND NO/100 DOLLARS (\$91,000.00) *being the consideration recited in that certain sales contract entered into by and between the Grantor(s) and Grantee(s)***, to the undersigned grantor (whether one or more), a corporation, in hand paid by the grantee herein, the receipt of where is acknowledged, the corporation, **Jefferson Credit Union, a Corporation, whose mailing address is 5261 Ross Bridge Parkway, Hoover, AL 35226** (herein referred to as Grantor(s)) grants, sells, bargains and conveys unto **Todd Stewart and wife, Debbie Michelle Stewart, whose mailing address is 310 Highway 277, Helena, AL 35080** (herein referred to as Grantee(s)), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **SHELBY** County, Alabama to wit:

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Commence at the southeast corner of the NE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, and run thence westerly along the south line of said quarter-quarter a distance of 114.31 feet to a point on the westerly right of way line of Shelby County Highway No. 277 and the point of beginning the property being described; thence continue along last described course 620.82 feet to a point on the easterly right of way line of the Southern Railroad Right of Way; thence turn 125 degrees 53 minutes right and run northeasterly along said right of way line 368.24 feet to a point; thence turn 96 degrees 31 minutes right and run southeasterly 261.60 feet to a point; thence turn 35 degrees 33 minutes left and run easterly 89.72 feet to a point; thence turn 4 degrees 18 minutes left and continue easterly 149.35 feet to a point on the westerly right of way line of same said Highway 277; thence turn 106 degrees 13 minutes right of run south-southwesterly along said highway right of way 107.54 feet to the point of beginning.

Source of Title: Instrument No. 20141218000397520, Shelby County, Alabama.
Property Address: 310 Highway 277, Helena, AL 35080

Subject to any and all easements, set back lines, restrictions, conditions, covenants, mineral and mining rights and current taxes not due, and more particularly as follows:

- Item 1. Rights or claims of parties in possession not shown by the public records.
- Item 2. Easements, or claims of easements, not shown by the public records.
- Item 3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- Item 4. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
- Item 5. Taxes for the year 2015 and subsequent years.
- Item 6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

Shelby County, AL 07/16/2015
State of Alabama
Deed Tax: \$91.00

20150716000242240 2/3 \$111.00
Shelby Cnty Judge of Probate, AL
07/16/2015 10:15:16 AM FILED/CERT

**Page Two – Deed
Jefferson Credit Union to Stewart**

- Item 7. Less and except any part of subject property which lies within a roadway, right of way or easement or railroad.
- Item 8. Rights of ways and easements as may exist by virtue of railroad bordering subject property.
- Item 9. Any lien for services, labor or material in connection with improvements, repairs or renovations provided before, on or after date of policy, not shown by public records.
- Item 10. All rights of redemption, in any, in favor of any and all parties entitled to redeem subject property from that certain mortgage foreclosure sale evidenced by foreclosure deed recorded in Instrument No. 20141218000397520, under and in accordance with the laws of the State of Alabama and/or the United States of America. Said rights to expire, December 11, 2015, one (1) year from the date of foreclosure.
- Item 11. All matters of record.

TO HAVE AND HOLD the afore-granted premises in fee simple to the said Grantee their heirs, successors and assigns forever.

And said corporation does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Jefferson Credit Union by Its President/CEO, Charles R. Faulkner and Its Treasurer, Tracie Hodge**, who is authorized to execute this conveyance, has hereto set its signature and seal this date: June 15th, 2015.

GRANTOR(S): **Jefferson Credit Union**

By: Charles R. Faulkner (SEAL)
Charles R. Faulkner, Its President/CEO

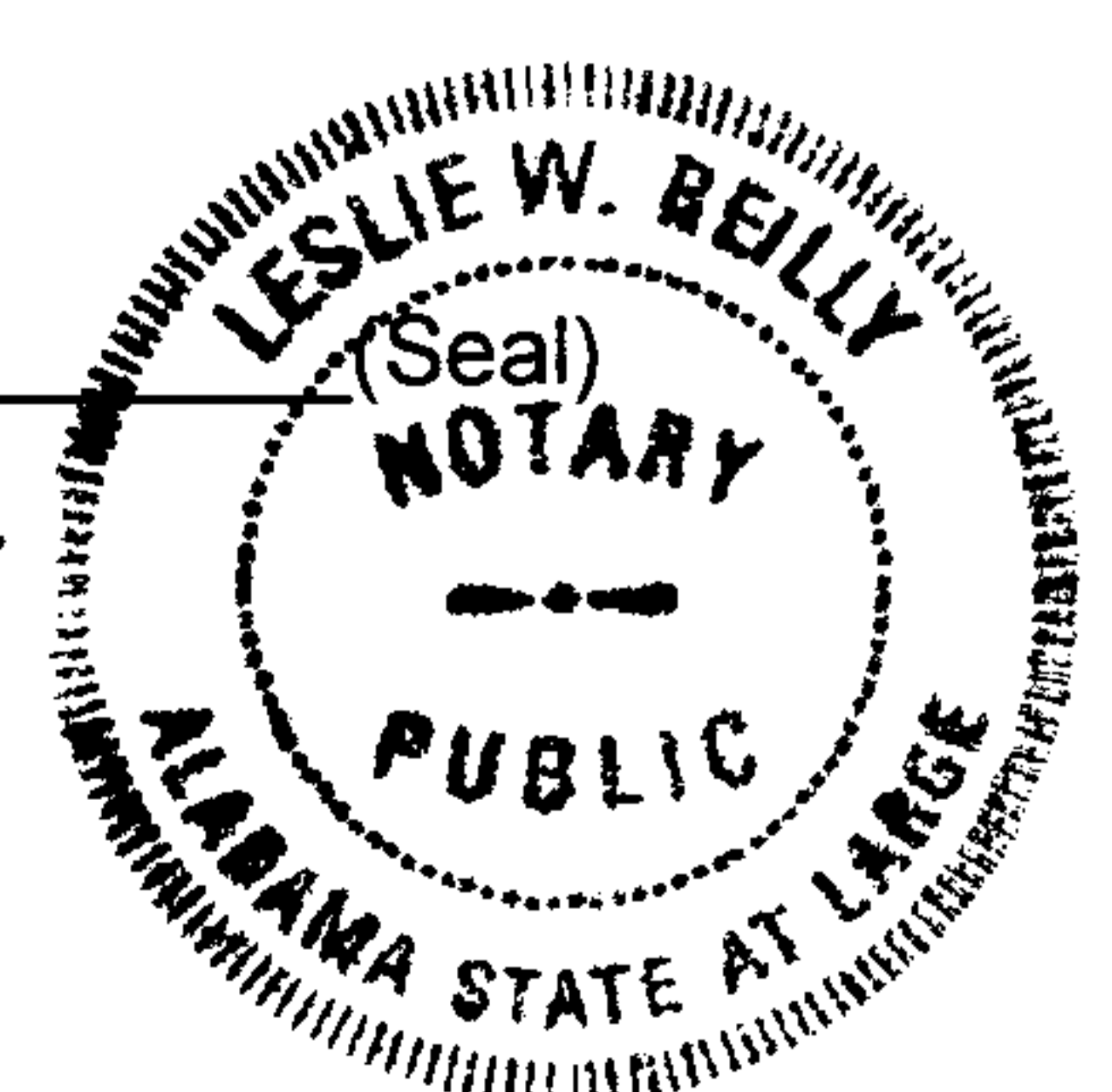
By: Tracie Hodge (SEAL)
Tracie Hodge, Its Treasurer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned notary public in for said State, hereby certify that, **Jefferson Credit Union by Its President/CEO, Charles R. Faulkner and Its Treasurer, Tracie Hodge** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, as such officer and with full authority, executed the same voluntarily on the same bears date as said act of corporation.

Given under my hand and signed this date: June 15th, 2015.

Leslie W. Reilly
Notary Public
My Commission Expires: 2-4-17



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>Jefferson Credit Union</u>	Grantee's Name	<u>Todd Stewart and Debbie Michelle Stewart</u>
Mailing Address	<u>5261 Ross Bridge Pkwy Hoover, AL 35226</u>	Mailing Address	<u>310 Highway 277 Helena, AL 35080</u>
Property Address	<u>310 Highway 277 Helena, AL 35080</u>	Date of Sale	<u>June 15, 2015</u>
		Total Purchase Price	<u>\$ 91,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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	<u>June 15 2015</u>	Print	<u>Todd Stewart</u>
Unattested	<u></u> (verified by)	Sign	<u></u> (Grantor/ <u>Grantee</u> /Owner/Agent) circle one

20150716000242240 3/3 \$111.00
 Shelby Cnty Judge of Probate, AL
 07/16/2015 10:15:16 AM FILED/CERT