

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:
Ricky G. Porter
5252 Hwy 47
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY TWO THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$22,500.00)**, 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, **Joyce Faye Porter, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Ricky G. Porter and Angel R. Porter (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

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

No part of the homestead of the grantor herein or her spouse.

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.

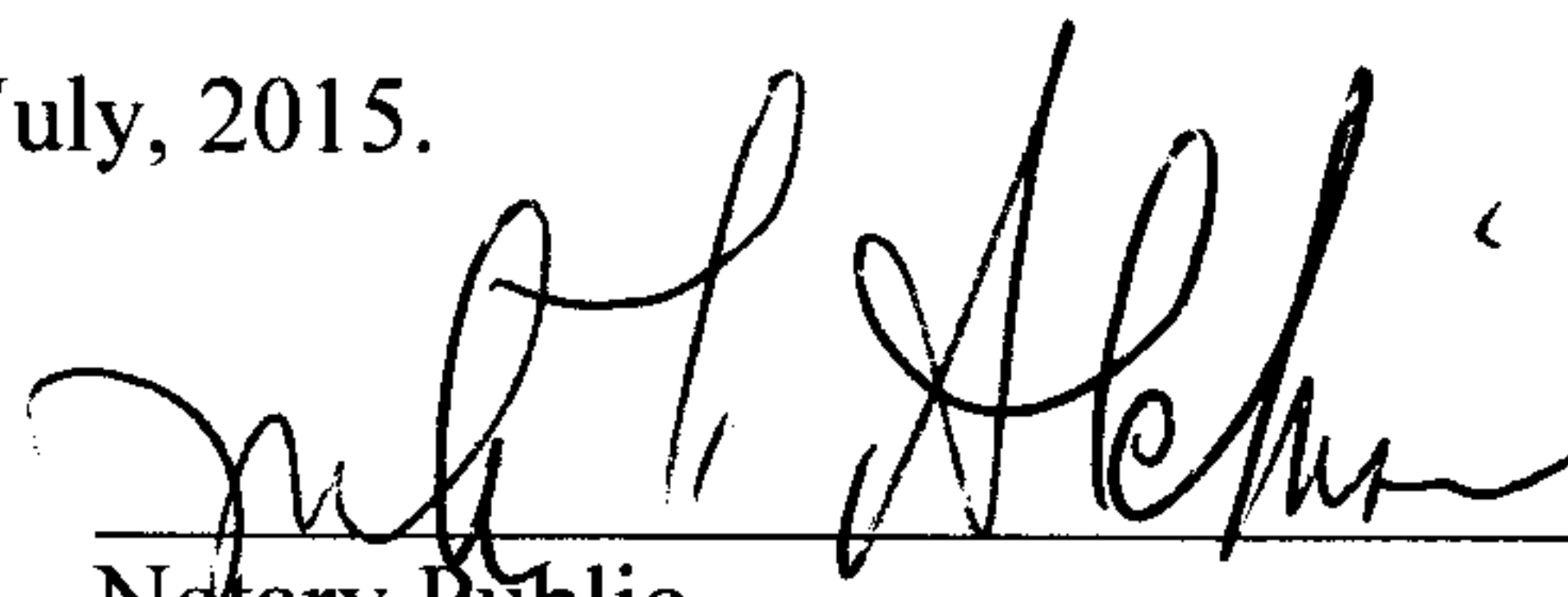
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of July, 2015.

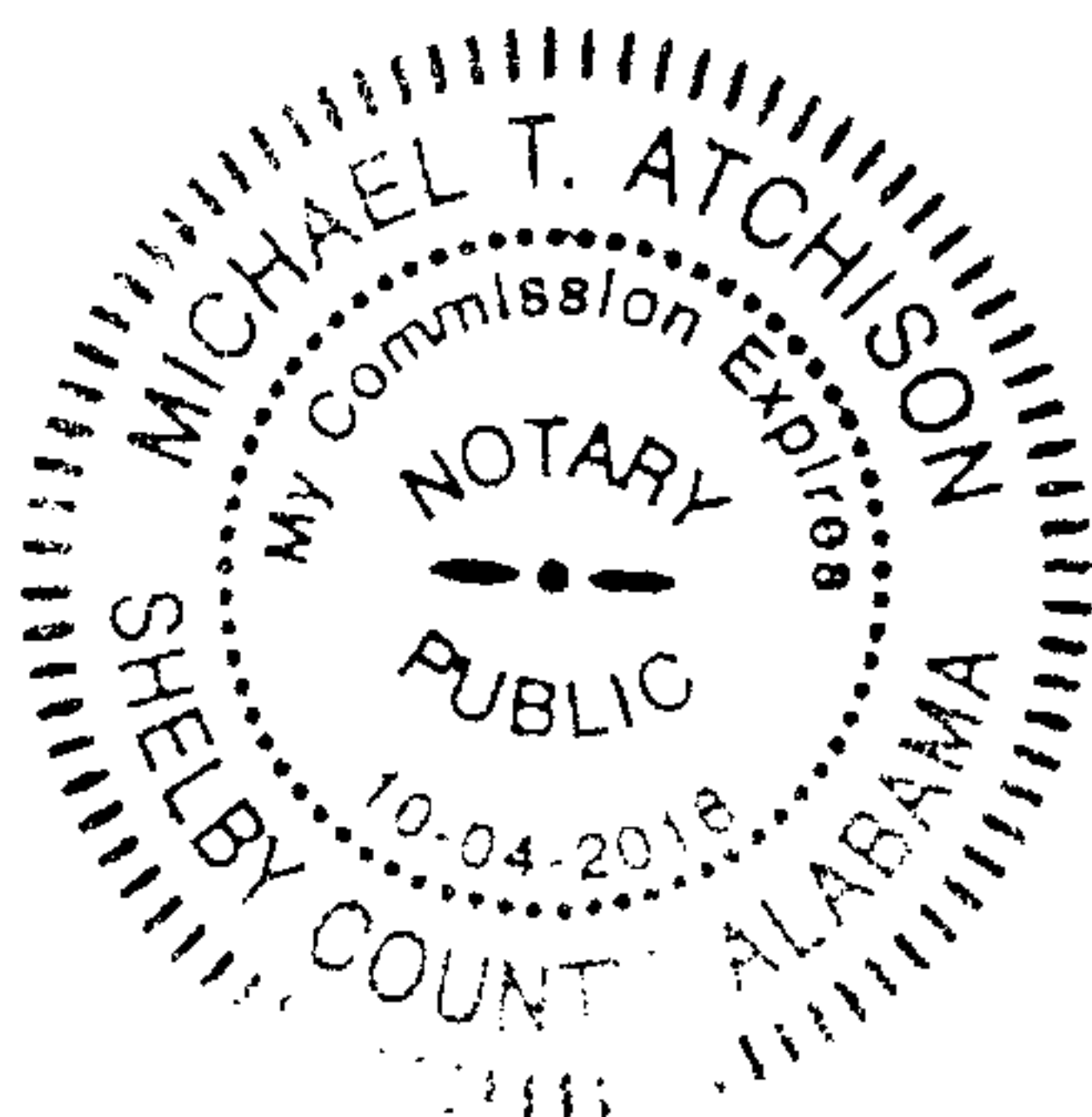

Joyce Faye Porter


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Joyce Faye Porter**, 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 17th day of July, 2015.


Notary Public
My Commission Expires: 10-4-2016





20150722000249340 1/3 \$42.50
Shelby Cnty Judge of Probate, AL
07/22/2015 02:34:14 PM FILED/CERT

Shelby County, AL 07/22/2015
State of Alabama
Deed Tax: \$22.50

EXHIBIT A
LEGAL DESCRIPTION

That certain parcel of land described as beginning at the SW corner of Section 19, Township 22, Range 1 East, and run thence North 86 deg. and 50 min. East along base line a distance of 615.2 feet for a point of beginning of the tract of land herein described; run thence North 3 deg. and 30 min. West a distance of 206 feet; run thence North 86 deg. and 30 min. East for a distance of 595 feet to the West boundary line of old Montgomery Road; run thence South 14 deg. and 10 min. East along the West boundary line old Montgomery Road 39 feet; run thence South 9 deg. and 10 min. East 151 feet to an iron stake on base line; run thence South 86 deg. and 50 min. West 621 feet to the point of beginning, containing 2.86 acres, more or less, and lying and being in Fraction "D" of Fractional Section 19, in Township 22, Range 1 East, in Shelby County, Alabama.


20150722000249340 2/3 \$42.50
Shelby Cnty Judge of Probate, AL
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Grantor's Name

Mailing Address

Property Address

Joyce Faye Porter
5679 Hwy 47
Shelby, AL 35143
5252 Hwy 47
Shelby, AL 35143

Grantee's Name

Mailing Address

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

Ricky and Angel Porter
5252 Hwy 47
Shelby, AL 35143
7-17-15
\$ 22,500.00

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

tax value

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 7-17-15

Print Joyce Porter

Unattested

AL
(verified by)

Sign Joyce Porter
(Grantor/Grantee/Owner/Agent) circle one

20150722000249340 3/3 \$42.50
Shelby Cnty Judge of Probate, AL
07/22/2015 02:34:14 PM FILED/CERT

Form RT-1