

This instrument was prepared without  
benefit of title evidence or survey by:

Grantees' address:  
313 W Sterrett St  
Columbiana, AL 35051

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

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

**STATE OF ALABAMA**

**SHELBY COUNTY**            KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Bobby Lacey, Sr., married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Jessie Lee Avery, Teresa L. McGinnis, and Dora Jordan (herein referred to as GRANTEES) for and during their joint lives and upon the death of one of them, then to the survivors of them for and during the survivors' joint lives, and upon the death of either of the survivors, then to the remaining survivor in fee simple, together with every contingent remainder and right of reversion, all of his right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land on the South side of West Sterrett Street in Columbiana, Alabama, being tax parcel # 21-6-23-4-002-037.000, less all portions of said parcel previously conveyed, being a part of the land conveyed by deed recorded in Real Book 357, page 131, in the Probate Court of Shelby County, Alabama. The land being conveyed is located in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 23, Township 21 South, Range 1 West, bounded on the West by the property conveyed to Johnny Alfred Lee and Nellie Ruth Lee by deed recorded as Instrument # 20140605000170230 in the Probate Office of Shelby County, Alabama; bounded on the South by the property conveyed to Bertha L. Avery by deed recorded in Real Book 304, page 426, in the Probate Office of Shelby County, Alabama, and by the property conveyed to Ed Jones by deed recorded as Instrument # 20140918000292620 in the Probate Office of Shelby County, Alabama; and on the East by the property conveyed to Porter Jones by deed recorded in Deed Book 343, page 992, in the Probate Office of Shelby County, Alabama.

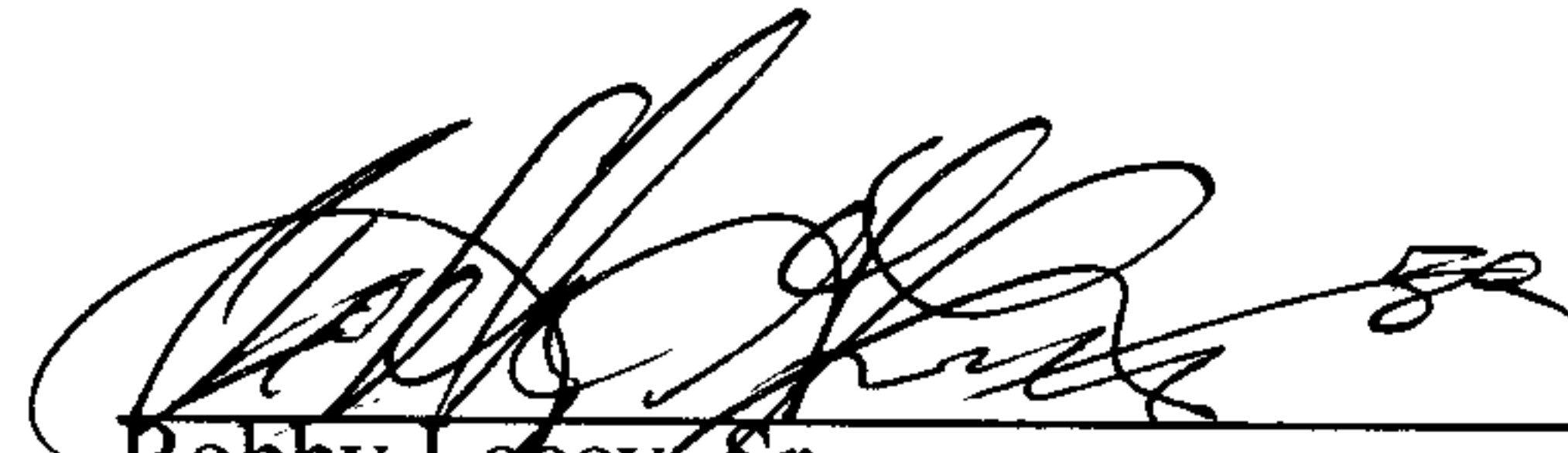
The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of one of them, then to the survivors of them for and during the survivors' joint lives, and upon the death of either of the survivors, then to the remaining survivor in fee simple, and to the

heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 21<sup>st</sup> day of May, 2015.

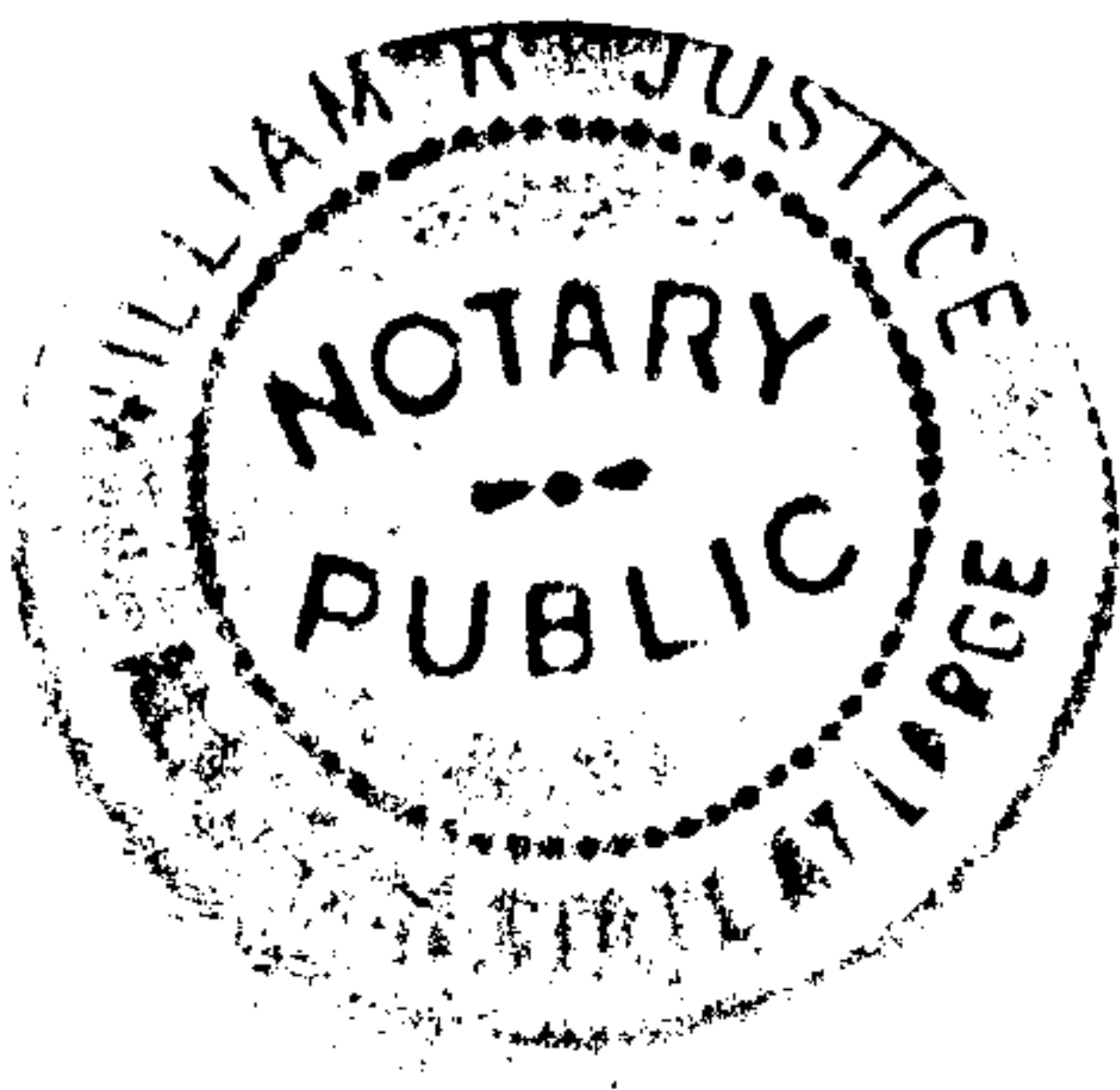
  
Bobby Lacey, Sr.

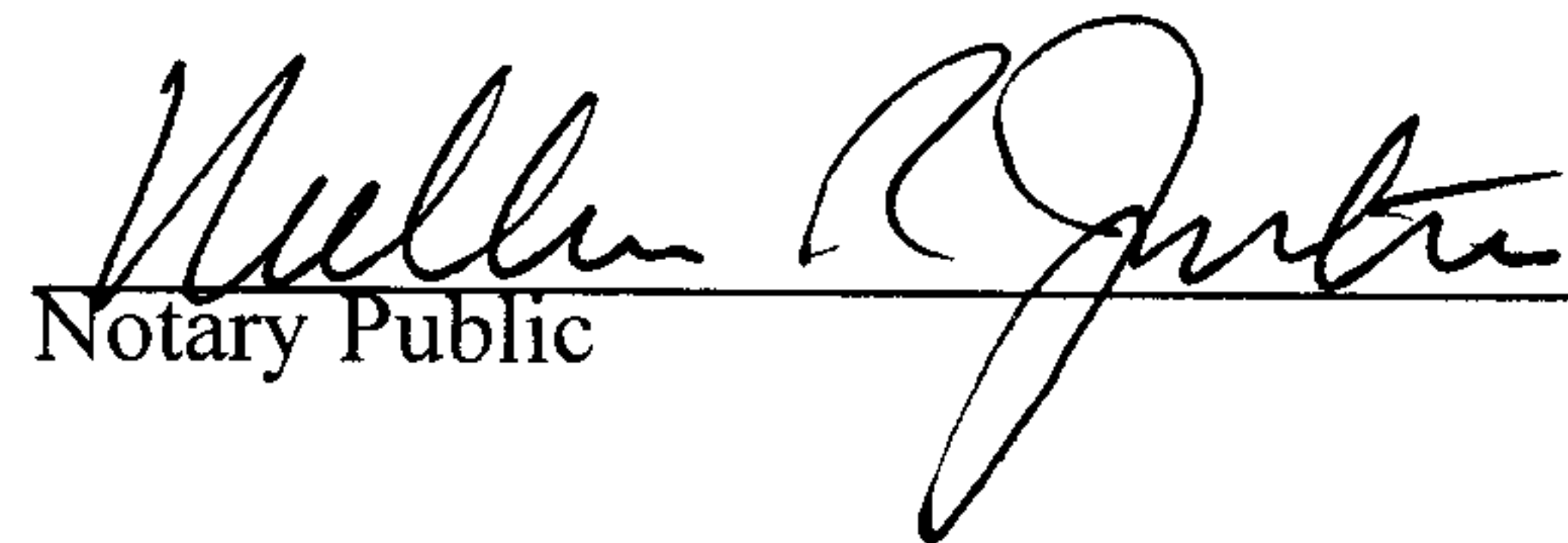
STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby Lacey, Sr., 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 day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of May, 2015.



  
Notary Public



20150728000257060 2/3 \$35.50  
Shelby Cnty Judge of Probate, AL  
07/28/2015 10:35:05 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Bobby Lacey, Sr.  
Mailing Address 358 Joiner town Rd  
Columbiana, AL 35051

Grantee's Name Jessie Avery, Torora McGinnis, Dora Jordan  
Mailing Address 313 W Sterrett St  
Columbiana, AL 35051

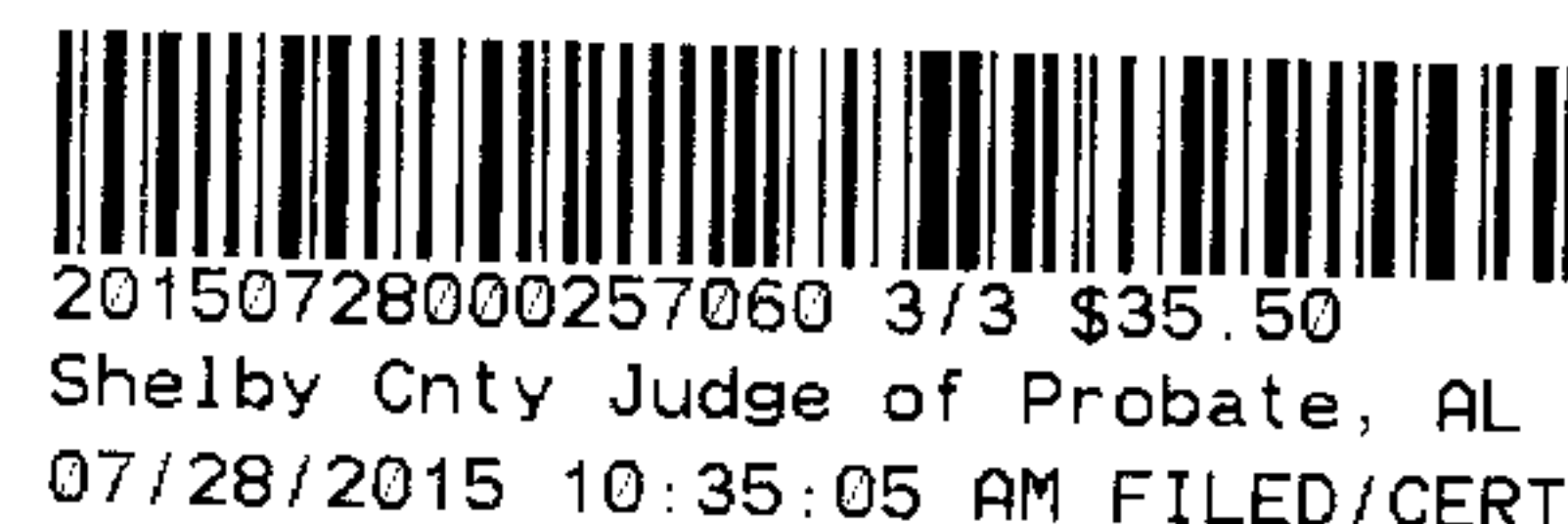
Property Address W Sterrett St  
Columbiana

Date of Sale 5-21-15  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 14,200.00  
~~58,600.00~~

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 5-21-15

Print Bobby Lacey, Sr.

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1