



20150814000282030 1/3 \$45.00  
 Shelby Cnty Judge of Probate, AL  
 08/14/2015 09:23:03 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:  
**Ellis, Head, Owens & Justice**  
 P O Box 587  
 Columbiana, AL 35051

Send Tax Notice to:  
**Mr. & Mrs. Lowell N. Martin**  
180 April Lane  
Westover, AL 35185

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

STATE OF ALABAMA )  
 SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **SEVENTY FIVE THOUSAND AND NO/00 DOLLARS (\$75,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **HAROLD RICH and wife, NANCY RICH, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **LOWELL N. MARTIN and wife, DEBRA B. MARTIN, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

\$50,000.00 of the above recited purchase price is being paid by a purchase money mortgage being recorded 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 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 10<sup>th</sup> day of August, 2015.

Shelby County, AL 08/14/2015  
 State of Alabama  
 Deed Tax: \$25.00

Harold Rich

Nancy Rich

STATE OF ALABAMA)  
 SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Harold Rich and Nancy Rich, whose names are signed to the foregoing conveyance, and who are 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 10<sup>th</sup> day of August, 2015.

Notary Public

My commission expires: 9/12/15

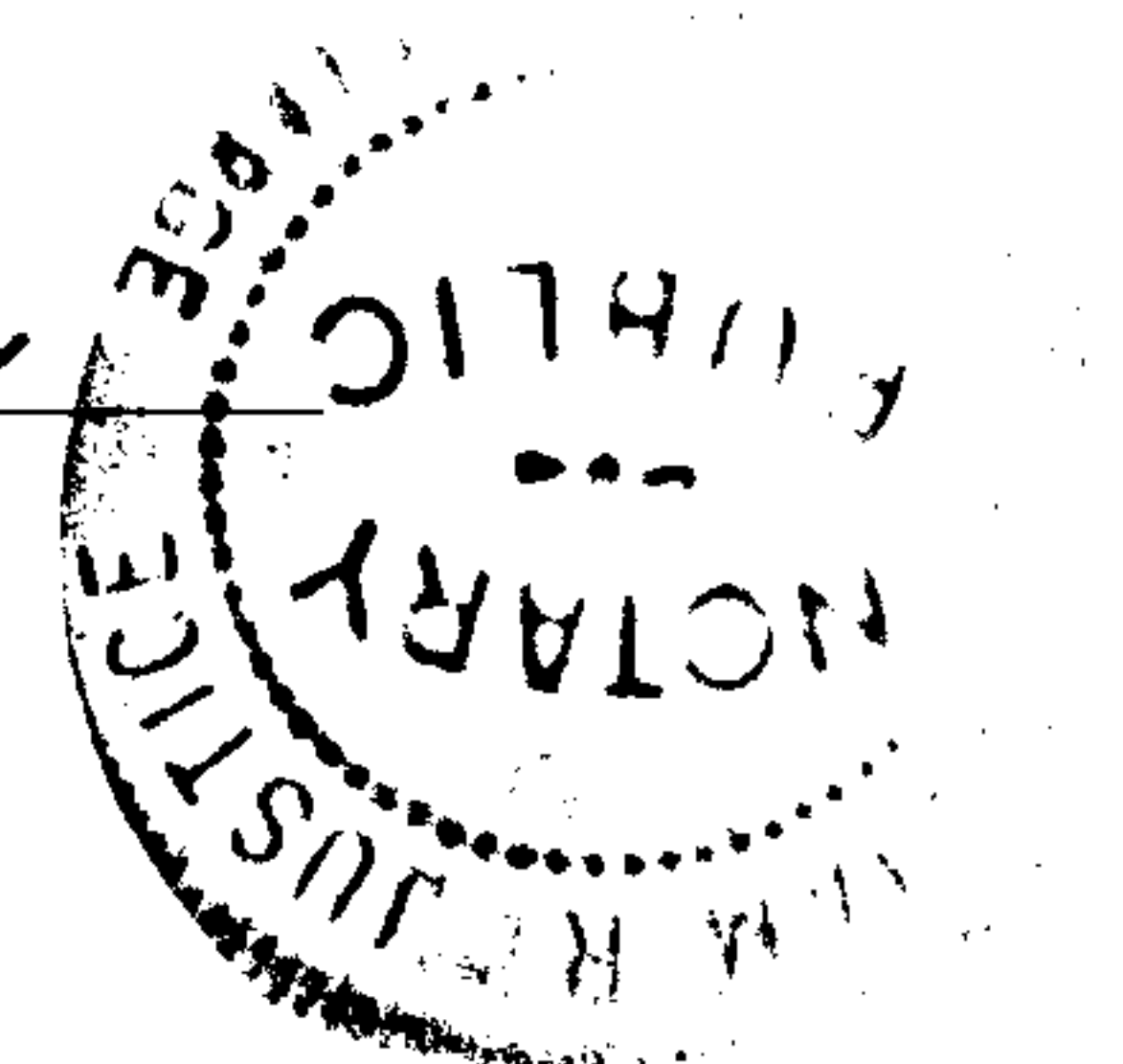



EXHIBIT "A"  
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence run North along the West boundary line of said section for 1326.50 feet; thence turn an angle of 90 degrees 37 minutes 02 seconds to the right and run 51.59 feet to the East right of way line of Shelby County No. 55 for the point of beginning; thence continue along last said course for 785.84 feet; thence turn an angle of 102 degrees 51 minutes 29 seconds to the right and run 546.36 feet; thence turn an angle of 76 degrees 34 minutes 51 seconds to the right and run 239.82 feet; thence turn an angle of 90 degrees 00 minutes to the right and run 235.01 feet; thence turn an angle of 89 degrees 26 minutes 04 seconds to the left and run 417.78 feet to the East right of way line of Shelby County No. 55; thence turn an angle of 89 degrees 09 minutes 04 seconds to the right and run northerly along said right of way line for 300.01 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Larry W. Carver, dated June 26, 2004.

  
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*H. B.*  
*Y.R.*

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Harold Rich & Nancy Rich  
Mailing Address P O Box 98  
Westover, AL 35185

Grantee's Name: Lowell N. Martin & Debra B. Martin  
Mailing Address: 180 April Lane  
Westover, AL 35185

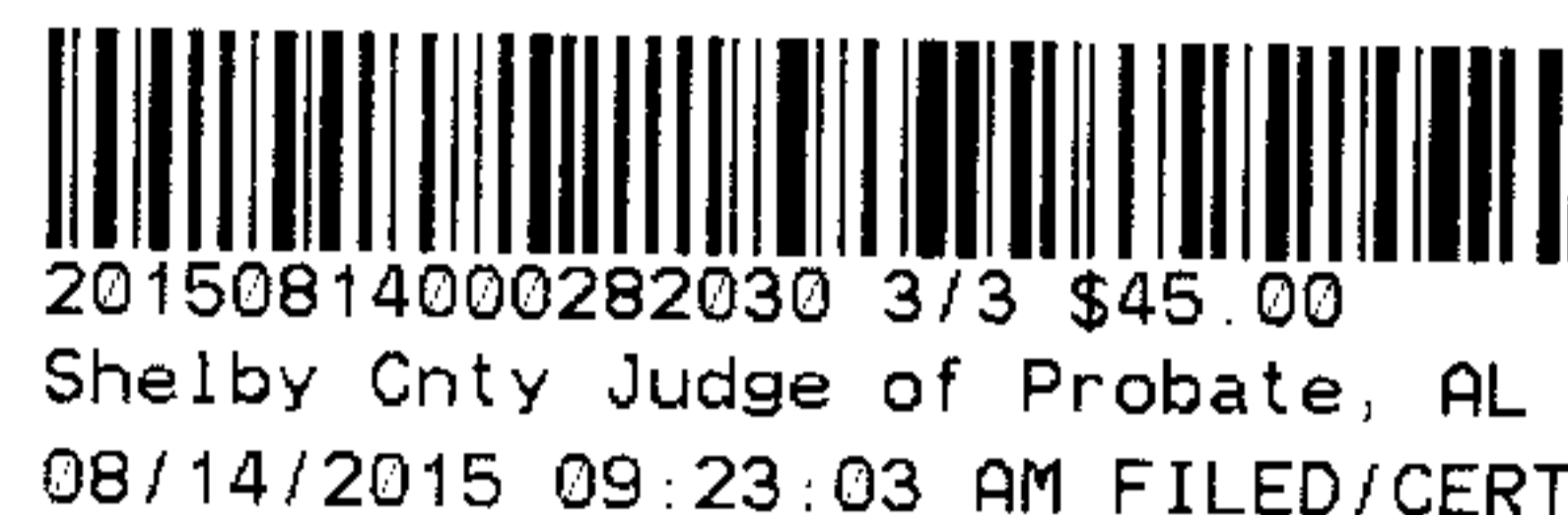
Property Address: County SS Westover 35147

Date of Sale 8-10-15  
Total Purchase Price \$ 75,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 8-10-15

Signature Harold Rich  
(Grantor/Grantee/Owner/Agent) circle one

Print Harold Rich

Unattested

\_\_\_\_\_  
(Verified by)