

State of Alabama
Shelby County

SEND TAX NOTICE TO: Edward W Grantham
Ludie M Grantham
6531 Highway 55
WILSONVILLE, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of one hundred (\$100.00) Dollars to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I,

Jason Edward Grantham

(herein referred to as grantor) do grant, bargain, sell and convey unto

Edward W Grantham and Ludie M Grantham

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit A for Legal Description

Parcel # 16-3-08-0-000-002.000 & 16-2-09-0-000-017.000

Property Address: 6531 Highway 55, WILSONVILLE, AL 35186

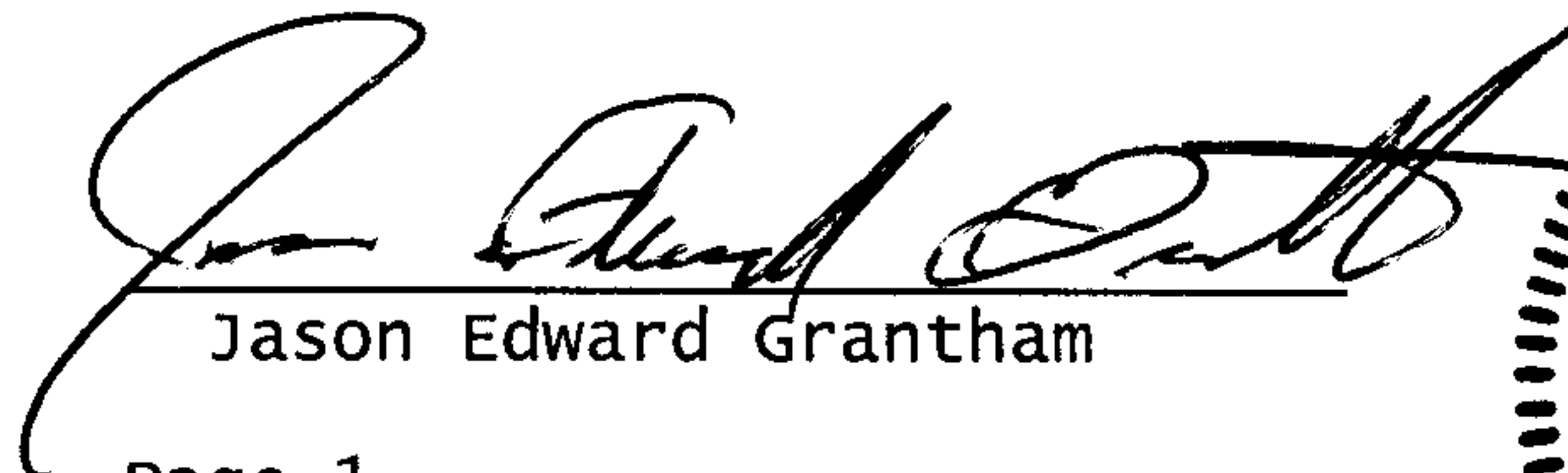
Subject To:

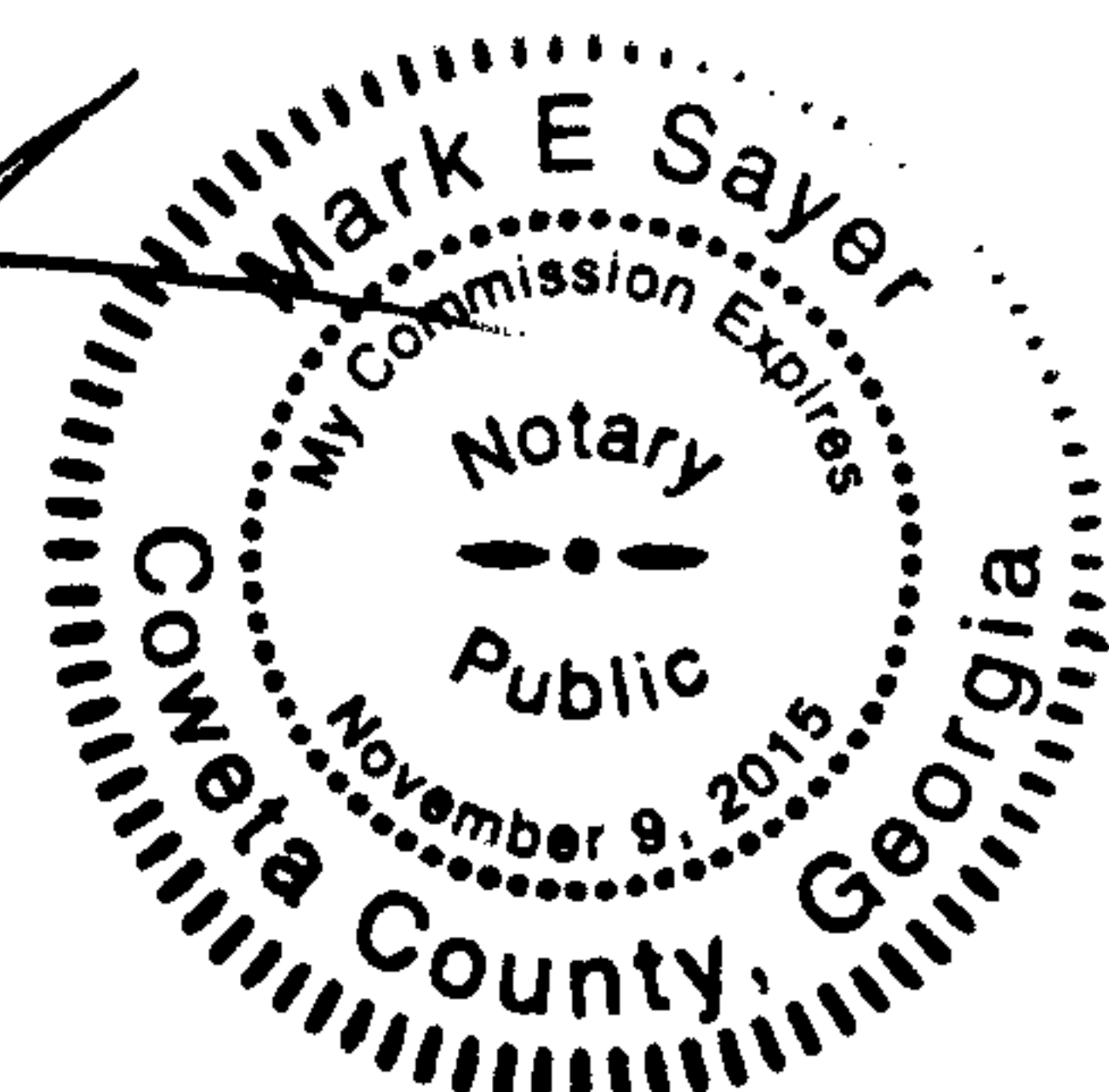
Ad valorem taxes for current tax year and subsequent years not due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land described together with all rights, privileges, tenements, appurtenances and improvements unto the said GRANTEE, his heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 9
day of Sept, 2015.

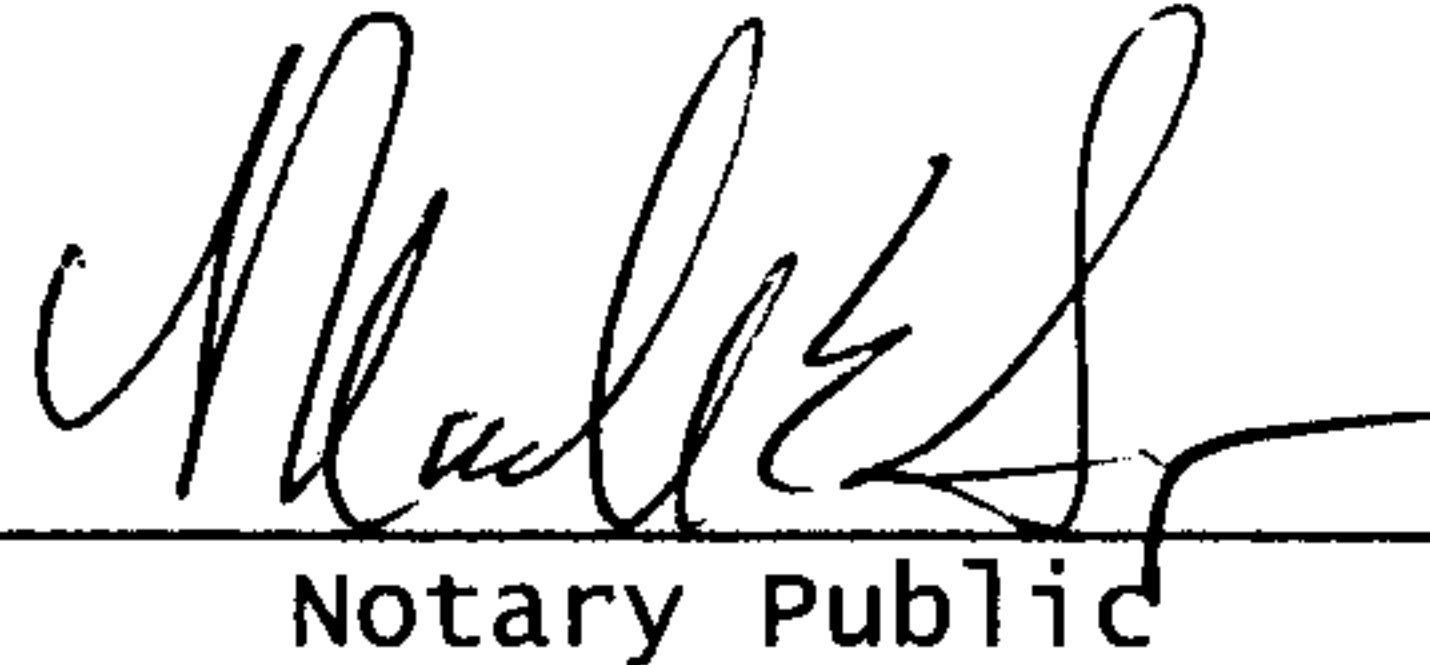

Jason Edward Grantham



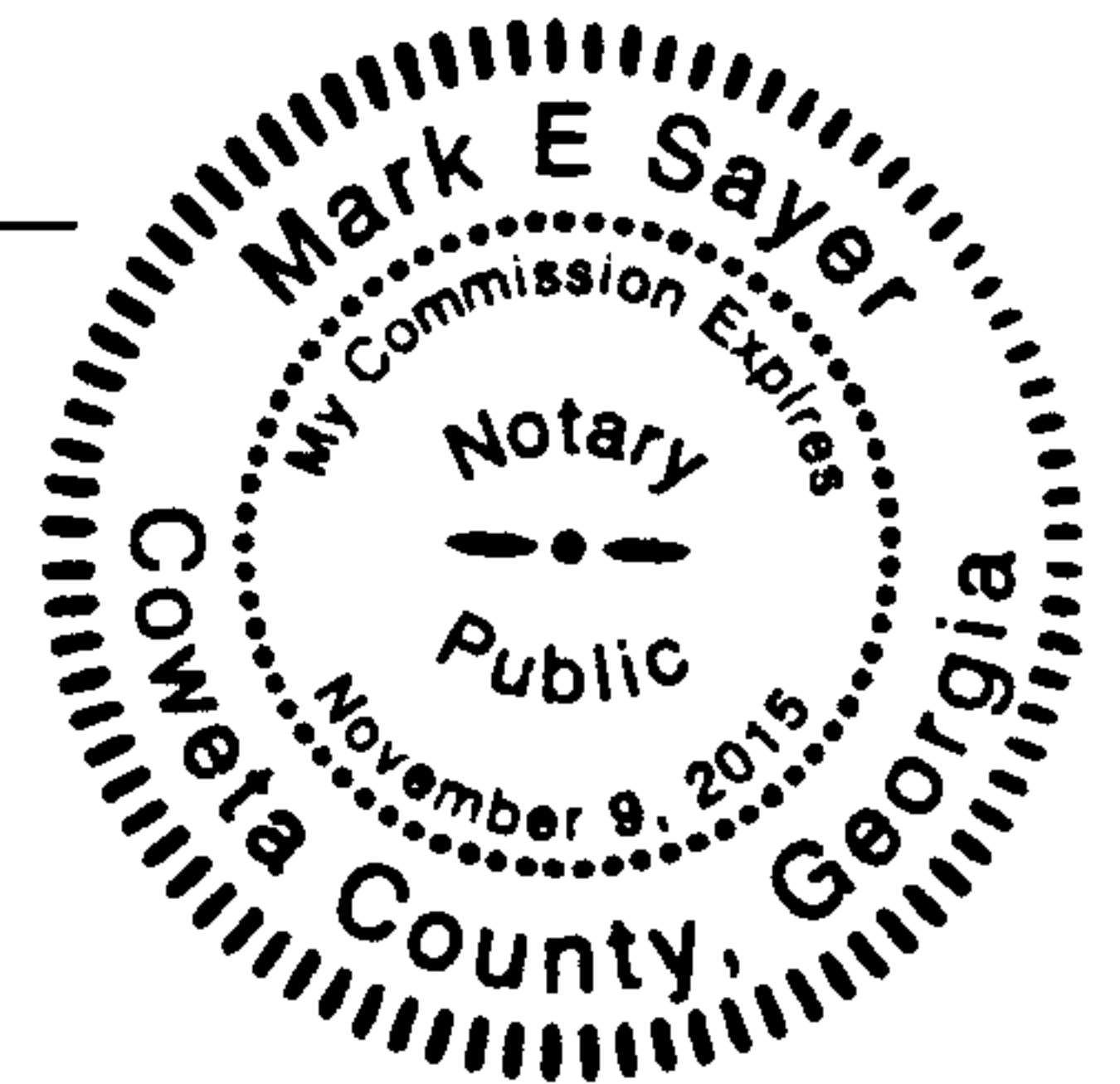
STATE OF: ~~Alabama~~ Georgia
COUNTY OF: ~~Shelby~~ Coweta

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Edward Grantham, 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 the 9th day of September, 2015.


Notary Public

My Commission Expires: 11-9-15



20150914000320300 2/4 \$182.00
Shelby Cnty Judge of Probate, AL
09/14/2015 10:53:33 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 8, and a part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 9, all in Township 20 South, Range 1 East, more particularly described as follows: Commencing at the SE corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 8, and run West along South line of said forty acres, a distance of 317 feet; thence run North 0 deg. 31' West a distance of 818.18 feet to the South margin of a gravel road (known as Weldon Road); thence along said road North 87 deg. 25' East a distance of 246.1 feet to the West right of way line of the Westover paved highway; thence South 16 deg. 51' East along said highway right of way 270.35 feet; thence continue along said highway right of way South 15 deg. 43' East a distance of 113.0 feet; thence continue along said highway right of way South 15 deg. 22' East a distance of 473.15 feet to the South line of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 9; thence along the South line of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 9, North 89 deg. 22' West a distance of 156.2 feet to point of beginning.

Situated in Shelby County, Alabama.



20150914000320300 3/4 \$182.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Jason Edward Grantham
Mailing Address 34 Tall Timbers Circle
Newnan, Ga 30265

Grantee's Name Edward W. & Ludie M. Grantham
Mailing Address 6531 HWY 55
Wilsonville, Al 35186

Property Address 6531 Hwy 55
Wilsonville, Al 35186

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 158,818.00 (2 parcels)

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 (2 parcels)

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 9-9-15

Print Jason Edward Grantham

Unattested

Sign

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

Form RT-1

