

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:
Dorothy McDaniel Jones
1060 South River Rd.
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 **Fifty Two Thousand Two Hundred Eighty and NO/00 DOLLARS (\$52,280.00)**, 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, **Dorothy McDaniel Jones, a married woman, Walter Wayne McDaniel, a married man, Deborah McDaniel Bailey, a single woman and Jennifer McDaniel Lacenere, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Dorothy McDaniel Jones, Walter Wayne McDaniel, Deborah McDaniel Bailey, and Jennifer McDaniel Lacenere** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHCED EXHIBIT A FOR LEGAL DESCRIPTION

Grantors herein are all the surviving heirs at law of Walter M. McDaniel and wife Jeanette B. McDaniel in deed recorded in Real Book 184, Page 414. Walter M. McDaniel is deceased having died June 3, 2014 and Jeanette B. McDaniel is deceased having died Sept. 3, 1999.

SUBJECT TO:

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

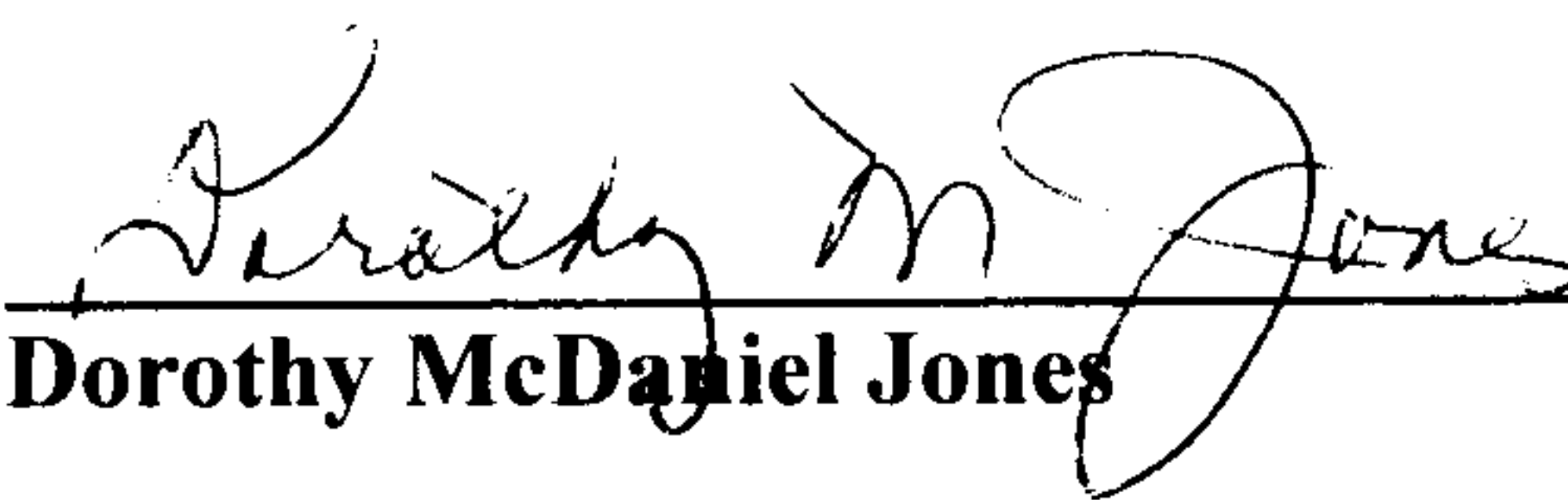

20150915000322210 1/3 \$74.50
Shelby Cnty Judge of Probate, AL
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This property constitutes no part of the homestead of the Grantors.

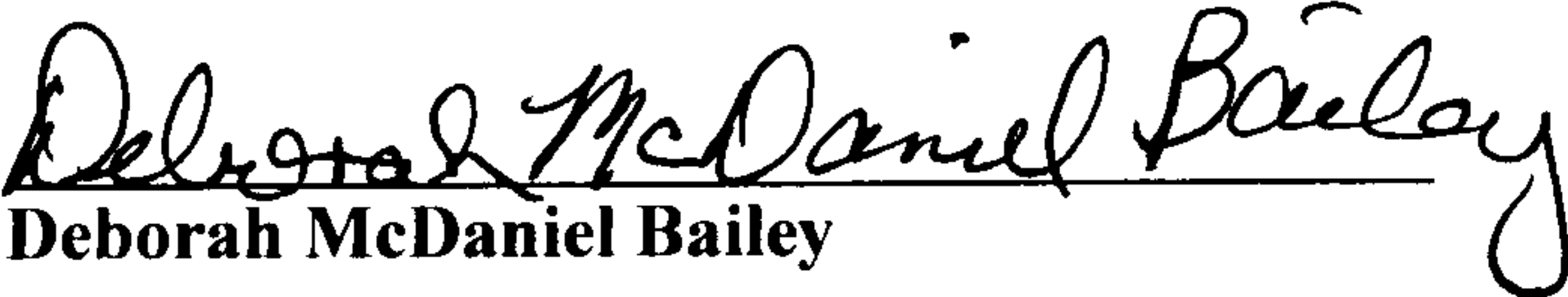
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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.

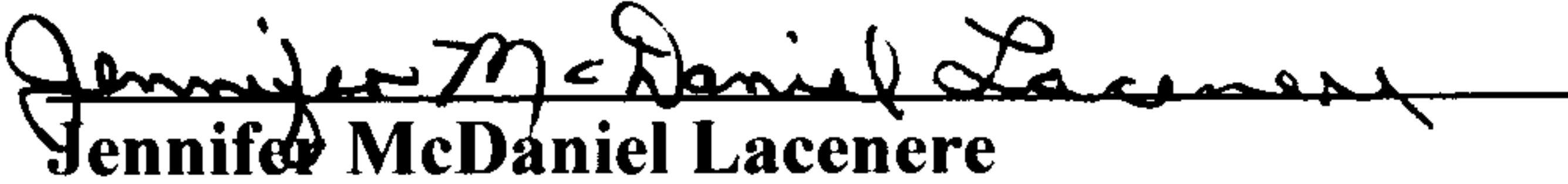
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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 14th day of August, 2015.


Dorothy McDaniel Jones


Walter Wayne McDaniel


Deborah McDaniel Bailey

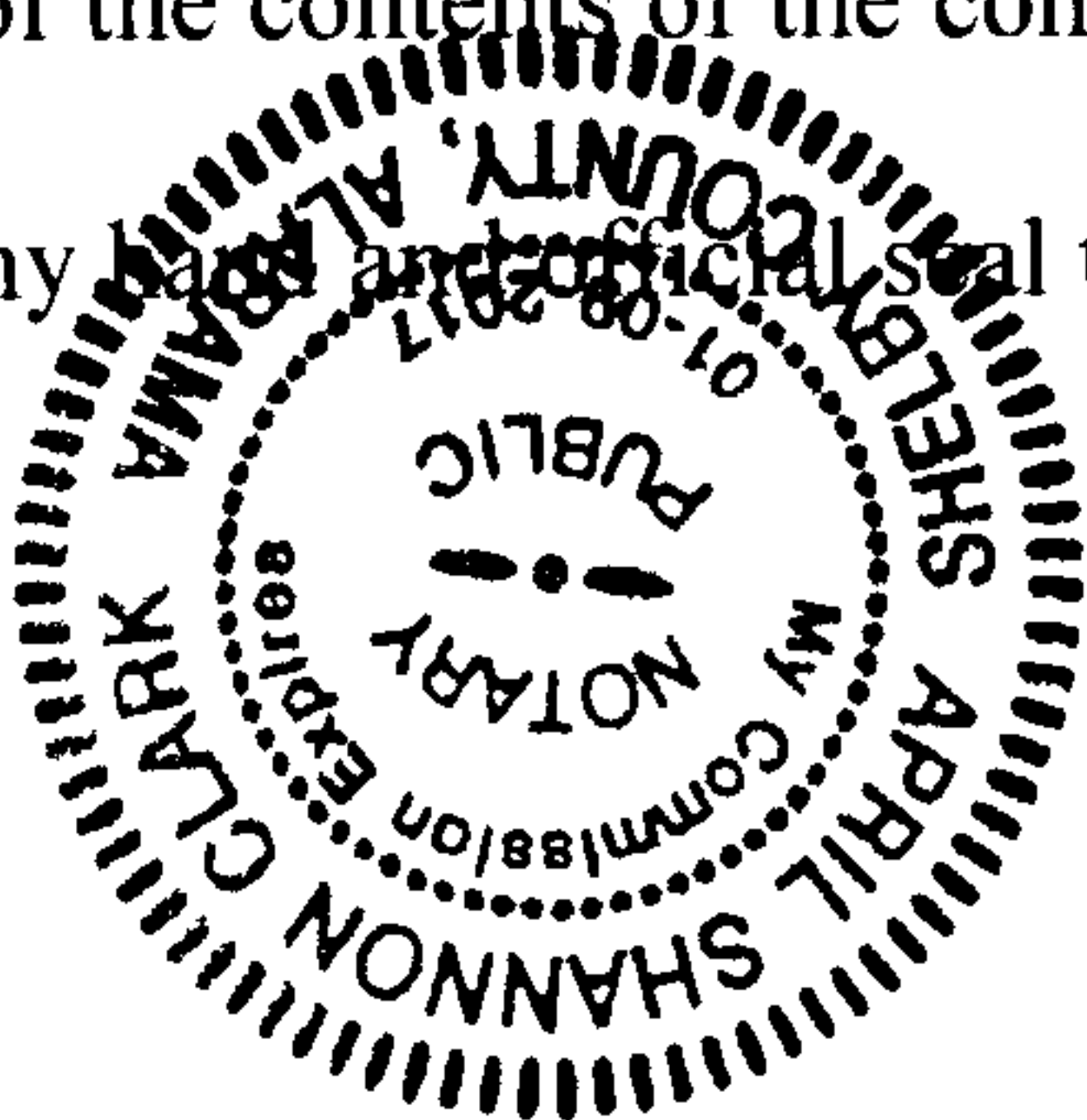

Jennifer McDaniel Lacenere

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 09/15/2015
State of Alabama
Deed Tax: \$52.50

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Dorothy McDaniel Jones, Walter Wayne McDaniel, Deborah McDaniel Bailey, and Jennifer McDaniel Lacenere** 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 14th day of August, 2015.




Notary Public.
My Commission Expires: 1-9-2017

EXHIBIT A – LEGAL DESCRIPTION

Commence at the Southwest corner of Lot 17, according to the subdivision of Lay Lake Farm Estates as recorded in Map Book 9, Page 178, in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 84 degrees 15 minutes 11 seconds East 501.22 feet to the point of beginning; thence continue along the last described course 321.22 feet to a point situated on the Northwesterly right of way line of Alabama State Highway No. 145, said point also being on a curve to the right having a radius of 8,775.0 feet; thence run along the arc of said curve for an arc distance of 320.0 feet to the Southeast corner of Lot 16 of the before described Subdivision; thence run North 84 degrees 29 minutes 46 seconds West 508.38 feet; thence run North 43 degrees 29 minutes 46 seconds West 508.38 feet; thence run North 43 degrees 56 minutes 37 seconds East 402.29 feet to the point of beginning. Subject to 30-foot easement for ingress and egress along the length of the Southern boundary of the above described parcel. Situated in Shelby County, Alabama.



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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 Dorothy McDaniel Jones, Walter Wayne McDaniel, Deborah McDaniel Bailey and Jennifer McDaniel Lacenere

Mailing Address 1060 South River Rd. Shelby, AL 35143

Property Address 91 McDaniel Drive Wilsonville, AL 35186

Grantee's Name Dorothy McDaniel Jones, Walter Wayne McDaniel, Deborah McDaniel Bailey and Jennifer McDaniel Lacenere

Mailing Address 1060 South River Road Shelby, AL 35143

Date of Sale 8-14-15
Total Purchase Price _____

or
Actual Value _____

or
Assessor's Market Value \$52,280.00

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 8-14-15

Unattested

AC

(verified by)

Print Dorothy McDaniel Jones

Sign

Dorothy McDaniel Jones
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1