


**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**

  
20151007000352460 1/3 \$85.00  
Shelby Cnty Judge of Probate, AL  
10/07/2015 01:34:47 PM FILED/CERT

Send Tax Notice to:  
*John Carroll Morris Jr*  
*8356 S Main St*  
*Wilsonville, AL 35186*

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

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **SIXTY FIVE THOUSAND AND NO/00 DOLLARS (\$65,000.00)**, 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, ***John C. Morris Jr. and wife, Cora June Morris*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***John C. Morris, Jr. and Cora June Morris*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

***SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION***

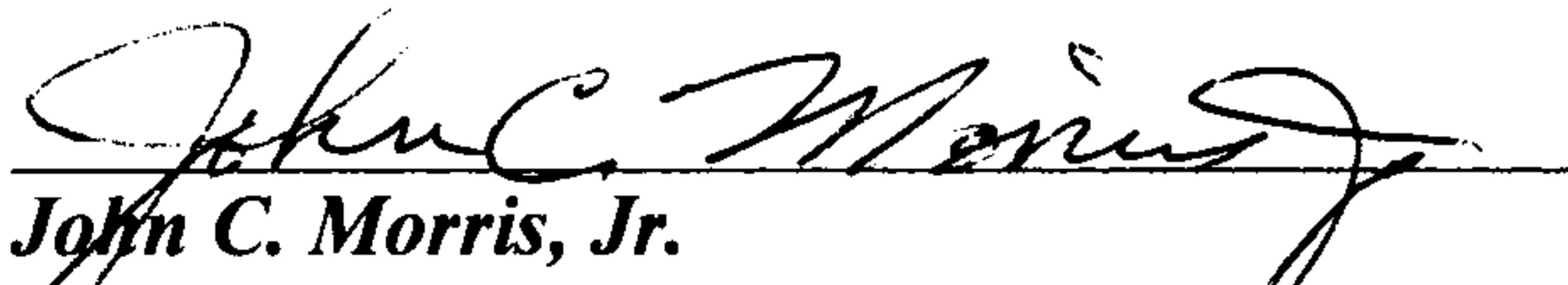
**SUBJECT TO:**

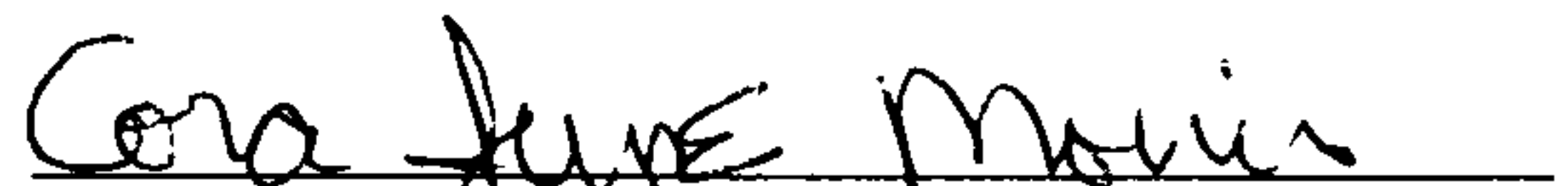
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

**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 1st day of October, 2015.

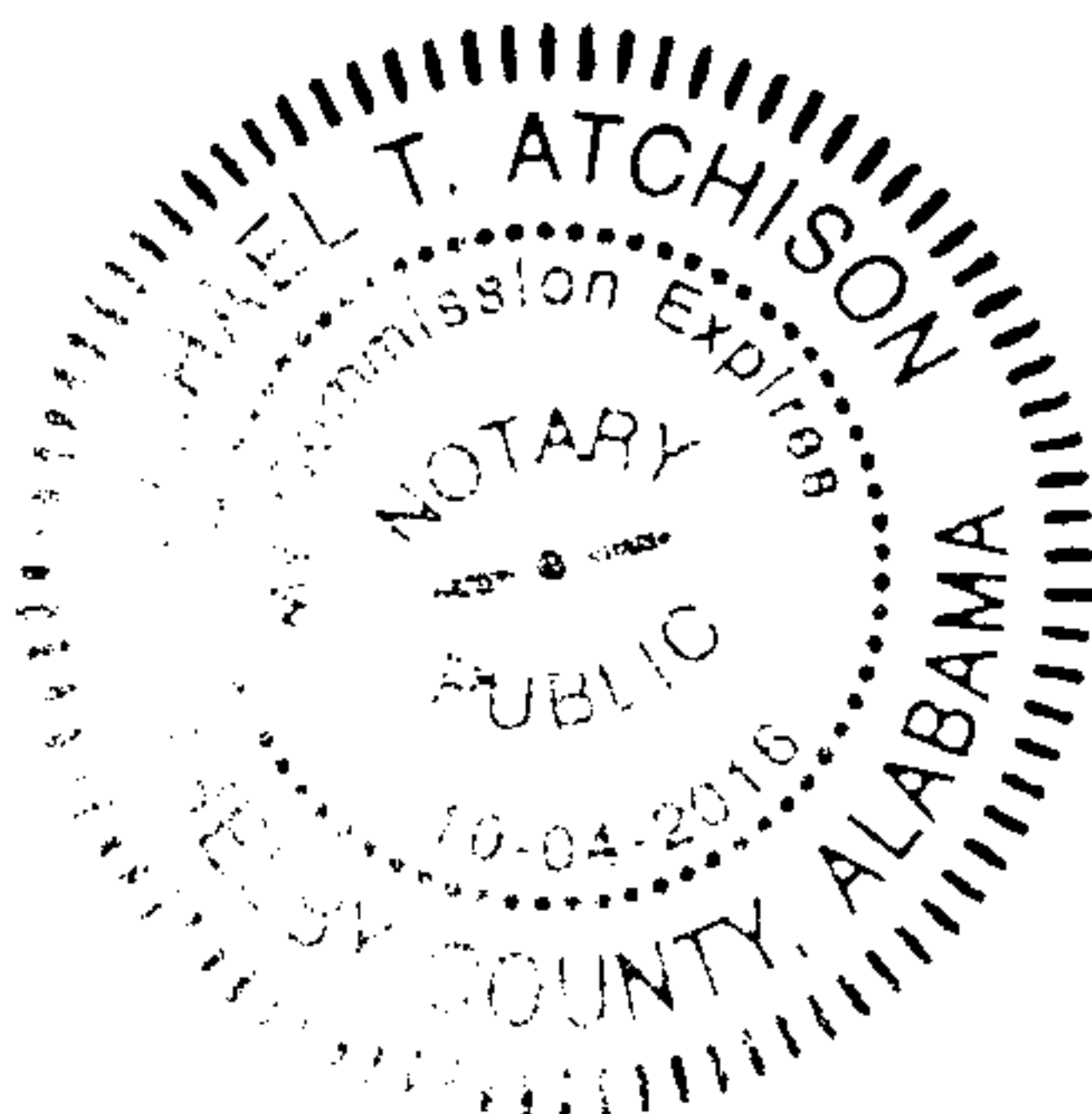
  
**John C. Morris, Jr.**

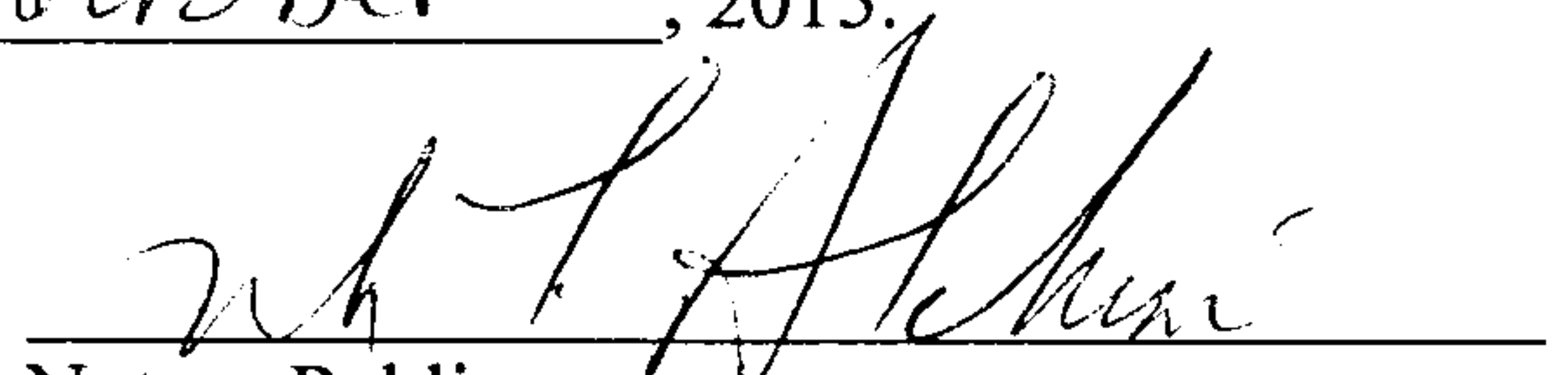
  
**Cora June Morris**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***John C. Morris Jr. and Cora June Morris***, whose names are 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, they executed the same voluntarily on the day the same bears date.

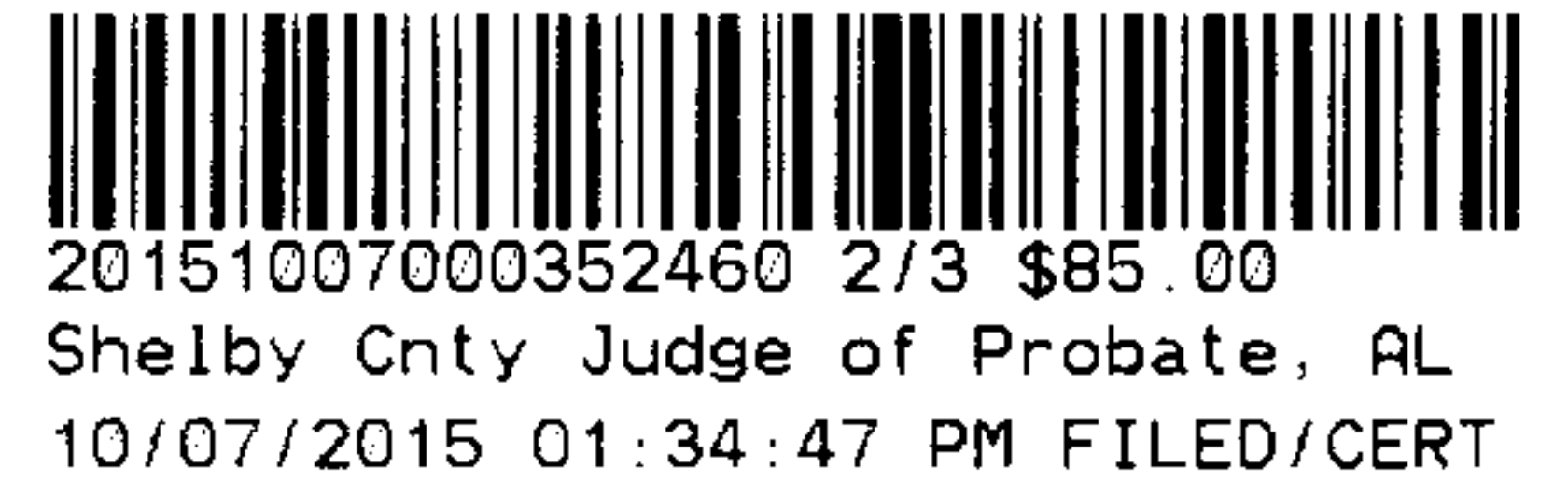
Given under my hand and official seal this 1st day of October, 2015.



  
Notary Public  
My Commission Expires: 10-4-16

Shelby County, AL 10/07/2015  
State of Alabama  
Deed Tax: \$65.00

EXHIBIT A – LEGAL DESCRIPTION



A parcel of land situated in the N 1/2 of the SW 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama; described as follows: Commence at the NE corner of the NE 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 1 East; thence run South along the East line of said 1/4-1/4 section, a distance of 509.15 feet; thence turn an angle of 91 deg. 14 min. 17 sec. to the right and run a distance of 748.52 feet to the point of beginning; thence continue in the same direction, a distance of 903.30 feet to the East right of way line of Shelby County Hwy No. 61; thence turn an angle of 118 deg. 54 min. 25 sec. to the right and run along said right of way line a distance of 203.09 feet to the P.C. of a curve, Station No. 441 plus 46.1 and marked by a 6" X 6" concrete post, thence turn an angle of 57 deg. 22 min. 16 sec. to the right and run a distance of 855.46 feet; thence turn an angle of 105 deg. 28 min. to the right and run a distance of 238.33 feet to the point of beginning; being situated in the N 1/2 of the SW 1/4 of Section 12, Township 21, South, Range 1 East, Shelby County, Alabama.

Subject to easments and rights of way of record to water pond on East side as shown by survey of Joseph E. Conn, jr., Registered Land Surveyor, dated May 22, 1979.

This description is intended to described the same property recorded in Deed Book 048 page 396, recorded in the Office of the Judge of Probate of Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name

John C. Morris  
8356 S. Main St.  
Wilsonville, AL 35186

Mailing Address

Property Address

8356 S. Main St.  
Wilsonville, AL 35186

Grantee's Name

Mailing Address

John C. Morris  
Cora Morris  
8356 S. Main St.  
Wilsonville, AL 35186  
10-1-15

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

05,000.00

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.



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## 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 10-1-15

Print Mike T. Atchison

Unattested

AC  
(verified by)

Sign Mike T. Atchison  
(Grantor/Grantee/Owner/Agent) circle one