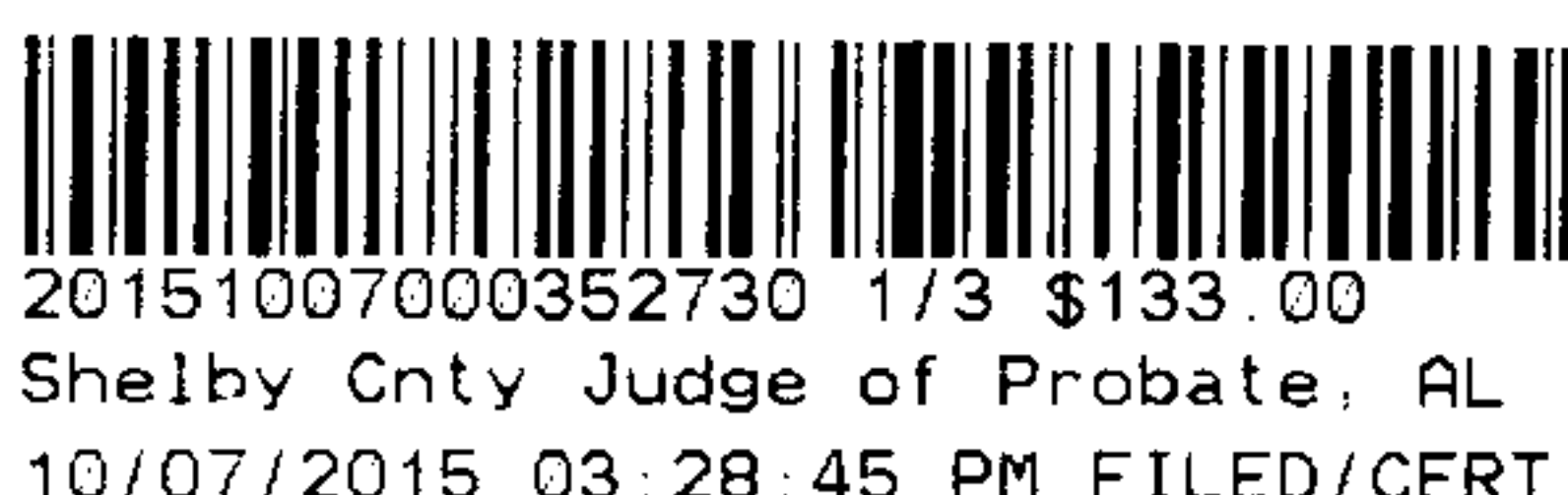


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
James Larry Offord
478 Co Rd 338
Chelsea al 35018

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED THIRTEEN THOUSAND AND NO/00 DOLLARS (\$113,000.00)**, 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, ***James L. Offord, Jr., a single man (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***James Larry Offord Sr. and Theresa A. Offord (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 28th day of September, 2015.

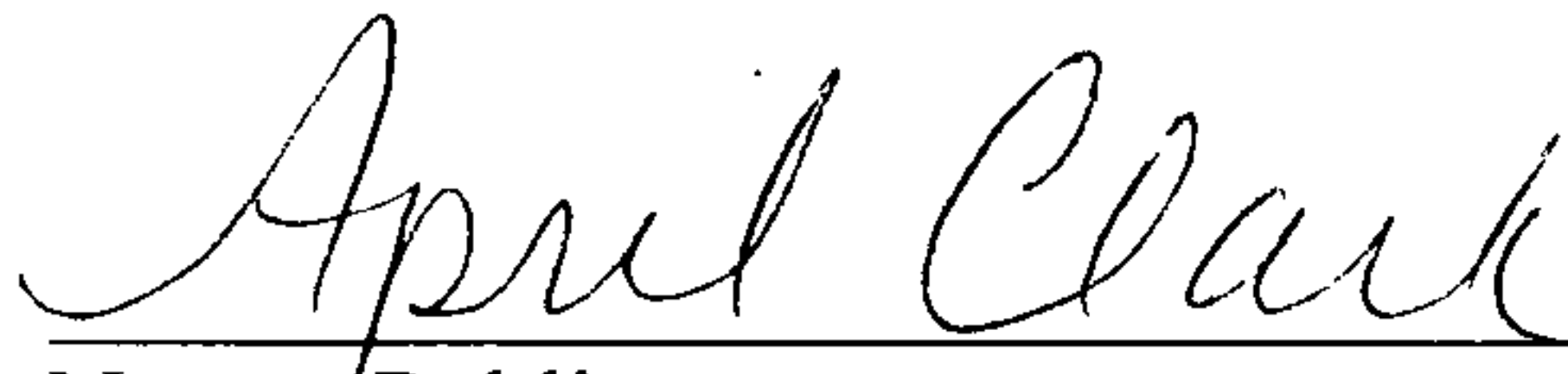


James L. Offord Jr.

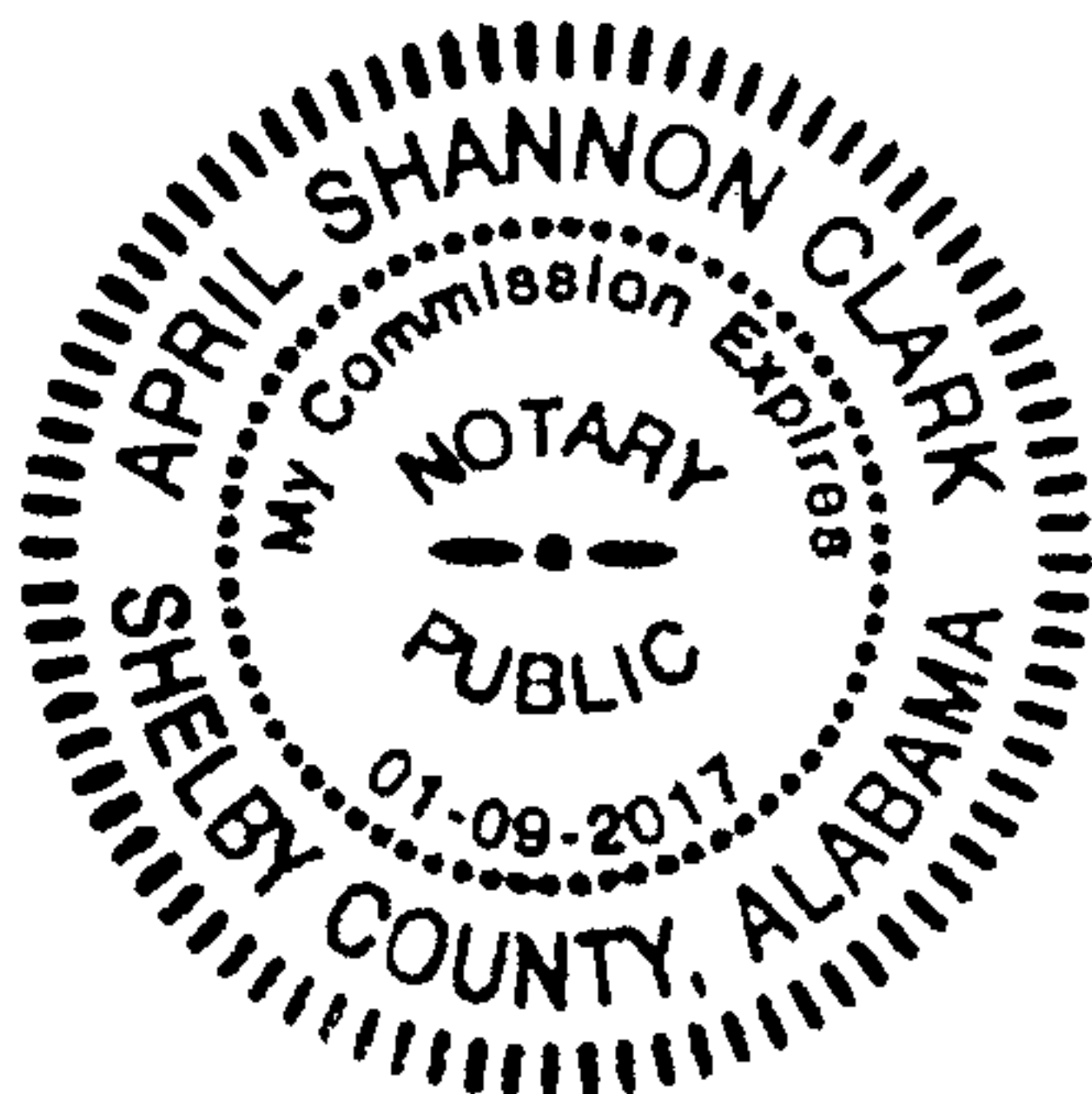
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***James L. Offord, Jr.***, 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 28th day of September, 2015.



Notary Public
My Commission Expires: 1-9-2017



Shelby County, AL 10/07/2015
State of Alabama
Deed Tax: \$113.00



20151007000352730 2/3 \$133.00
Shelby Cnty Judge of Probate, AL
10/07/2015 03:28:45 PM FILED/CERT

**EXHIBIT A LEGAL DESCRIPTION
SHELBY COUNTY, ALABAMA**

Commence at the Northeast corner of the SW ¼ of the SE ¼ and thence in a Westerly direction and along the North line of same for a distance of 360.00 feet; thence turn an angle of 98 degrees 30 minutes to the left in a Southeasterly direction for a distance of 685.38 feet to a point on the Northerly right of way line of a County Road; thence turn an angle of 123 degrees 16 minutes to the left in a Northeasterly direction along said right-of-way line for a distance of 90.94 feet; thence turn an angle of 10 degrees 47 minutes to the right and along said right-of-way line for a distance of 92.49 feet to the point of beginning of the property described herein; thence continue along the last named course, and along said right-of-way line for a distance of 15.00 feet; thence turn an angle of 4 degrees 39 minutes to the right and along said right-of-way line for a distance of 112.05 feet; thence turn an angle of 11 degrees 44 minutes to the left and along said right-of-way line for a distance of 84.00 feet; thence an angle of 73 degrees 03 minutes to the left in a Northwesterly direction for a distance of 210.00 feet; thence turn an angle of 100 degrees 05 minutes to the left in a Southwesterly direction for a distance of 212.22 feet; thence turn an angle of 80 degrees 34 minutes to the left in a Southeasterly direction for a distance of 210 feet to the point of beginning, being in Section 33, Township 19 South, Range 1 West, Shelby County, Alabama, situated in Shelby County Alabama.

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

Grantor's Name James Larry Offord JR
 Mailing Address 478 Co Rd 1 338
Chelsea AL 35048
 Property Address 478 Co Rd 338
Chelsea AL 35048

Grantee's Name James Larry Offord Sr
 Mailing Address 478 Co Rd 338
Chelsea AL 35048
 Date of Sale 9-28-15
 Total Purchase Price _____
 or
 Actual Value _____
 or
 Assessor's Market Value 113,000.00

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.

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 _____

Unattested

(verified by)

Print James Larry Offord SR.

Sign James Larry Offord Sr.
 (Grantor/Grantee/Owner/Agent) circle one

