

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:
John Thomas Cain
1644 Mooney Rd
Columbiana AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY TWO THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$32,500.00)**, 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 Thomas Cain and wife, Margaret A. Cain*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***John Thomas Cain and Margaret A. Cain*** (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 9th day of October, 2015.

John Thomas Cain

John Thomas Cain

Margaret A. Cain

Margaret A. Cain

STATE OF ALABAMA)
COUNTY OF SHELBY)

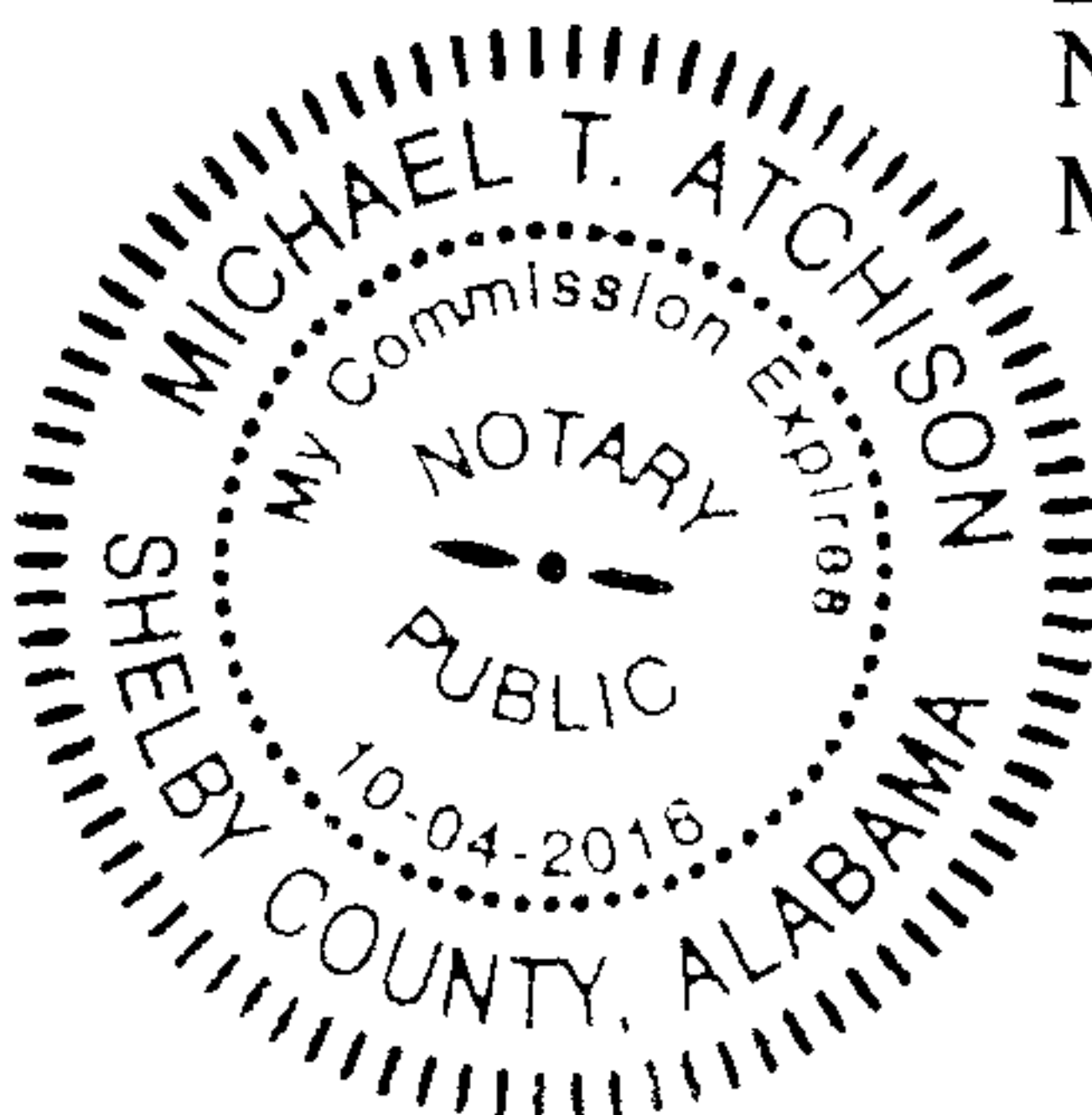
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***John Thomas Cain and Margaret A. Cain***, whose names are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, 2015.



20151009C00355360 1/3 \$52.50
Shelby Cnty Judge of Probate, AL
10/09/2015 03:54:33 PM FILED/CERT

Shelby County, AL 10/09/2015
State of Alabama
Deed Tax: \$32.50



Michael T. Atchison

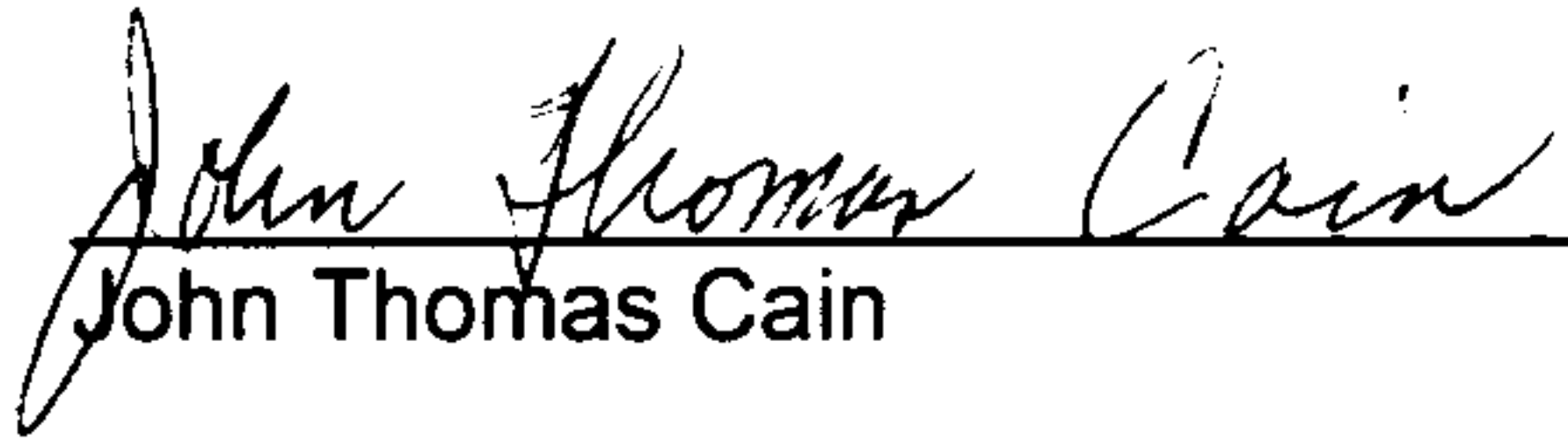
Notary Public


My Commission Expires:


EXHIBIT "A"

Begin at the Southeast corner of Section 33, Township 21 South, Range 1 East, and run thence West along the South line of said Section a distance of 210 feet to a point; thence run North parallel with the East line of said Section a distance of 210 feet to a point; thence run East parallel with the South line of said Section a distance of 210 feet to a point on the East line of said Section; thence run South along the East line of said Section a distance of 210 feet to the point of beginning of the property herein conveyed.

Situated in Shelby County, Alabama.


John Thomas Cain


Margaret A. Cain


20151009000355360 2/3 \$52.50
Shelby Cnty Judge of Probate, AL
10/09/2015 03:54:33 PM FILED/CERT

Grantor's Name

John Thomas Cain
1644 Mooney Rd
Columbiana AL 35051

Grantee's Name

Mailing Address

John Thomas Cain
1644 Mooney Rd
Columbiana AL 35051

Property Address

2135 Hwy 77
Columbiana

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

32,500

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

To create Joint Tenancy w/ Survivorship

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 9 Oct 2015

Unattested

(verified by)

Print

John Thomas Cain

Sign

John Thomas Cain

(Grantor/Grantee/Owner/Agent) circle one



20151009000355360 3/3 \$52.50
Shelby Cnty Judge of Probate, AL
10/09/2015 03:54:33 PM FILED/CERT

Form RT-1