

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:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00), 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, *Morrow Properties, LLC* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Gordon Morrow and Jayne Morrow* (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 3 day of November, 2015.



Morrow Properties LLC
By: Gordon Morrow
As: President

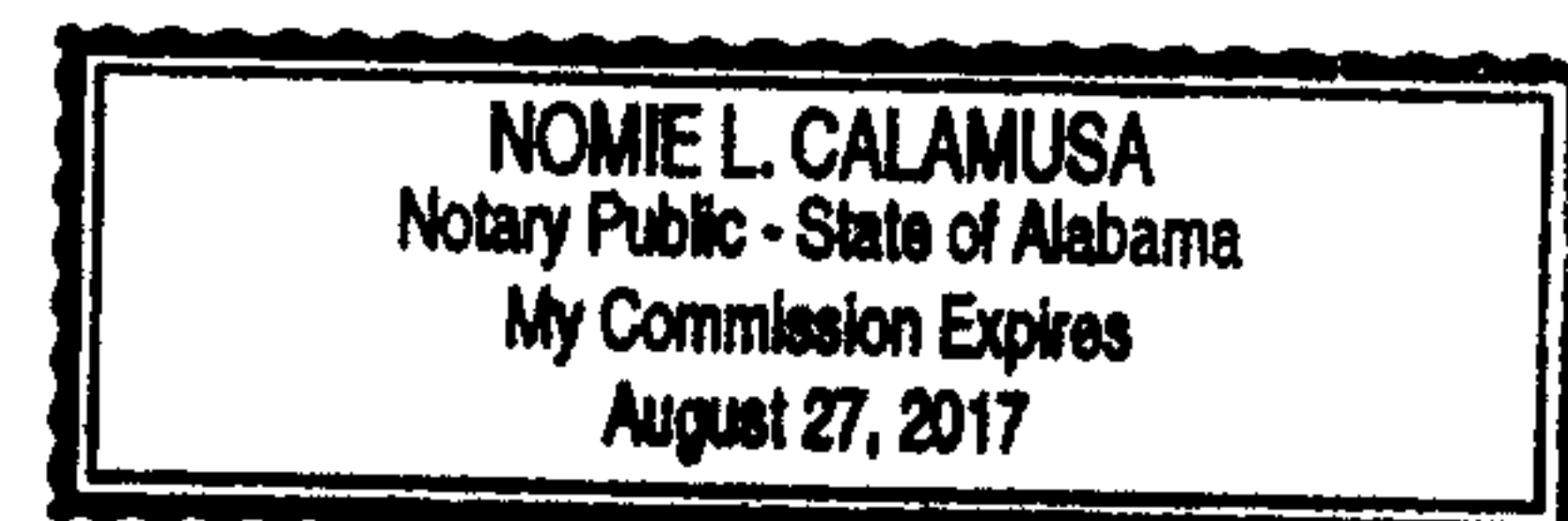
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Gordon Morrow* as President of *Morrow Properties, LLC*, 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 3 day of November, 2015.


20151105000386100 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
11/05/2015 02:08:29 PM FILED/CERT


Notary Public
My Commission Expires:



Shelby County, AL 11/05/2015
State of Alabama
Deed Tax: \$5.00

EXHIBIT A – LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, ALL IN OWNERSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF THE SW1/4 OF THE SW1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTHERLY ALONG THE WEST LINE THEREOF FOR 150.12 TO AN IRON REBAR; THENCE 74°44'46" RIGHT RUN NORTHEASTERLY FOR 357.38 FEET TO AN IRON REBAR; THENCE 77°34'0" LEFT RUN NORTHERLY FOR 270.67 FEET TO AN IRON REBAR; THENCE 60°18'59" RIGHT RUN NORTHEASTERLY FOR 471.26 FEET TO AN IRON REBAR; THENCE 74°17'11" RIGHT RUN SOUTHEASTERLY FOR 263.49 FEET TO AN IRON REBAR; THENCE 34°39'2" RIGHT RUN SOUTHERLY FOR 493.00 FEET TO AN IRON REBAR; THENCE 80°41'43" RIGHT RUN WESTERLY FOR 907.42 FEET TO AN IRON REBAR ON THE WEST LINE OF SECTION 34; THENCE 90°5'20" RIGHT RUN NORTHERLY ALONG THE WEST LINE OF SAID SECTION 34 FOR 100.20 FEET TO THE POINT OF BEGINNING. CONTAINING 11.00 ACRES.

SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, OR RESTRICTIONS OF RECORD THAT MAY EXIST.



20151105000386100 2/3 \$25.00
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	<u>Morrow Properties</u>	Grantee's Name	<u>Gordon Morrow</u>
Mailing Address	<u>PO Box 380008</u> <u>Birmingham AL 35238</u>	Mailing Address	<u>PO Box 380008</u> <u>Birmingham AL 35238</u>
Property Address	<u>1080 Arlington Dr.</u> <u>Leeds, AL 35094</u>	Date of Sale	<u>11-3-2015</u>
		Total Purchase Price	<u>5000.00</u>
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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

Sign

(Grantor/Grantee/Owner/Agent) circle one



20151105000386100 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
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Form RT-1