

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 and Myra Bean

*P.O. Box 1391
Columbiana, AL 3505*

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY SEVEN THOUSAND THREE HUNDRED FORTY DOLLARS AND NO/00 DOLLARS (\$37,340.00)**, 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 Bean and Myra Bean, Husband and Wife*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***John Bean, Myra Bean and Marsha Bean***, herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit "A" 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 6th day of Nov, 2015.


John Bean
John Bean

Myra Bean
Myra Bean

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 Bean and Myra Bean***, 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 6th day of Nov, 2015.


20151109000389310 1/3 \$57.50
Shelby Cnty Judge of Probate, AL
11/09/2015 02:04:26 PM FILED/CERT

Shelby County, AL 11/09/2015
State of Alabama
Deed Tax: \$37.50

Michael T. Atchison
Notary Public
My Commission Expires: 10-4-16

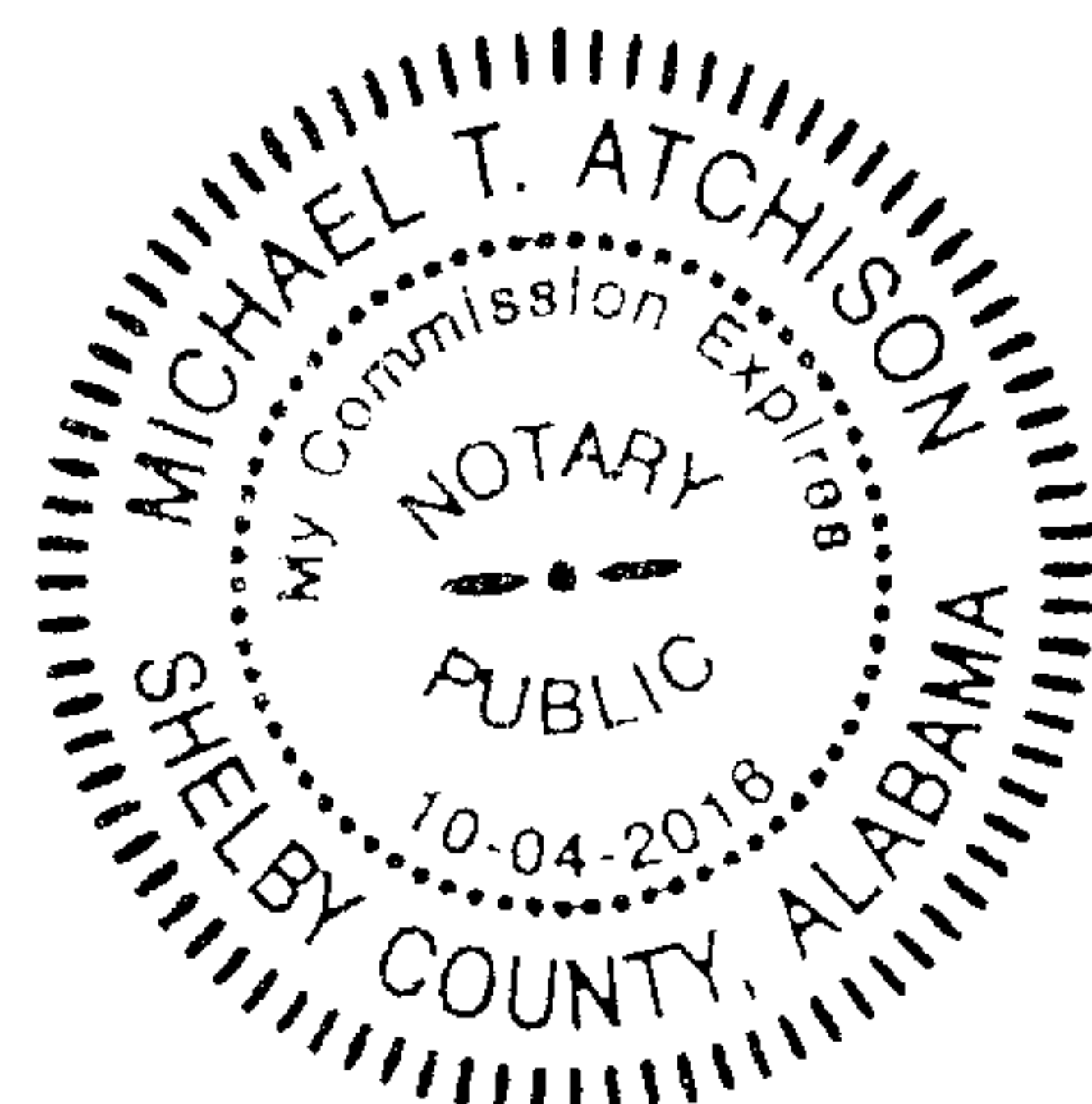


Exhibit "A"

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 34 and run thence in an easterly direction along the northern boundary thereof to a point immediately north of the northernmost tip of Josephine Bean's property, which point is also the northwestern corner of the Ethrene Anderson Hale lot; thence turn to the right and run southerly parallel with the western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section to a point on the southeast right of way line of the Calera - Columbiana Highway, which said point is the northernmost point of the property conveyed by M.W. Stamps and Edna Stamps to William A. Bean and Josephine Bean by deed dated May 29, 1964, and recorded in the Probate Records of Shelby County, Alabama, in Deed Book 230, page 775; thence continue in the same direction southerly along the eastern boundary of the property conveyed to William A. Bean and Josephine Bean by M.W. Stamps and Edna Stamps by the aforementioned deed to the Southeastern corner thereof, which said point is also located on the northern boundary of the Longshore property; thence turn to the right and run westerly parallel with the southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section and along the northern boundary of the Longshore property to the southwestern corner of the property conveyed to William A. Bean and Josephine Bean by M.W. Stamps and Edna Stamps by the aforementioned deed, which said point is located on the southeasterly right of way line of the Calera - Columbiana Highway and which said point is the point of beginning of the property herein conveyed; thence turn to the right and run in a northeasterly direction along the southeasterly right of way line of the Calera - Columbiana Highway a distance of 200 feet to a point; thence turn an angle of 90 deg. to the right and run southeasterly a distance of 60 feet to a point; thence turn to the right and run southwesterly parallel with the southeasterly right of way line of the Calera - Columbiana Highway a distance of 200 feet, more or less to a point on the southern boundary of the property conveyed to William A. Bean and Josephine Bean by M.W. Stamps and Edna Stamps by the aforementioned deed, which said point is on the northern boundary of the Longshore property; thence turn to the right and run westerly to the point of beginning.



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Grantor's Name

John Bean

Mailing Address

P.O. Box 1391
Columbiana, Ala 35051

Property Address

Acacia Columbiana
14 SE 1/4 NW 34-21-1W

Grantee's Name

Marsha Bean

Mailing Address

P.O. Box 1391
Columbiana, Ala 35051

Date of Sale

6/11/2015

Total Purchase Price

or

Actual Value

37,740⁰⁰

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other cert JT Res w/ Long for

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).

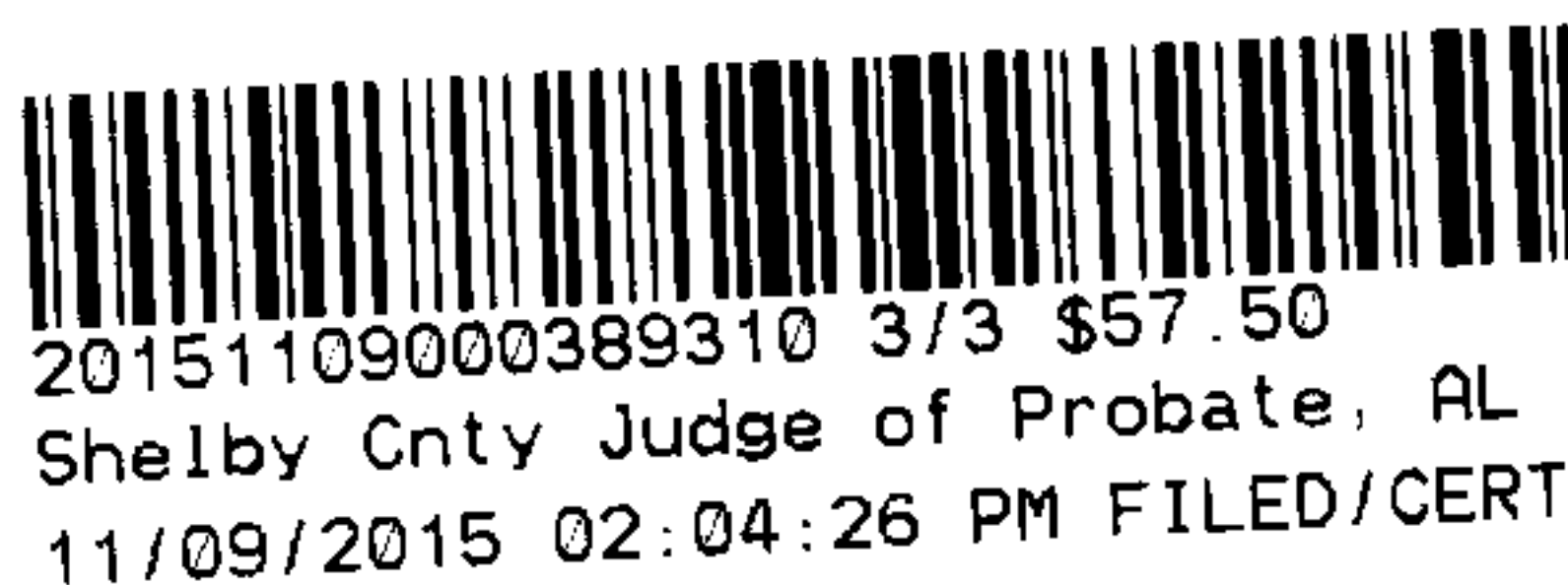
Date 6-11-15

Print Mike T. Atchison

Unattested

AC
(verified by)

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



Form RT-1