

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:

Jerry and Kathy Barnes
5568 Hwy 61
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 **TWENTY TWO THOUSAND EIGHT HUNDRED SIXTY AND NO/00 DOLLARS (\$22,860.00)**, 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, ***Kathy Barnes, a married woman*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Kathy Barnes and Jerry Wayne Barnes*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

See Attached Exhibit "A" Legal Description

Shelby County, AL 11/17/2015
State of Alabama
Deed Tax: \$23.00

SUBJECT TO:

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

This property constitutes no part of the homestead of the grantor


Kathy Barnes is the surviving Grantor in instrument #1997-37463 recorded in the Judge of Probate, Shelby County, Alabama. The other Grantor Alan Edmondson is deceased having died on April 11, 2014.

Kathy Barnes and Kathy Edmondson are one in the same person.


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 13TH day of November, 2015



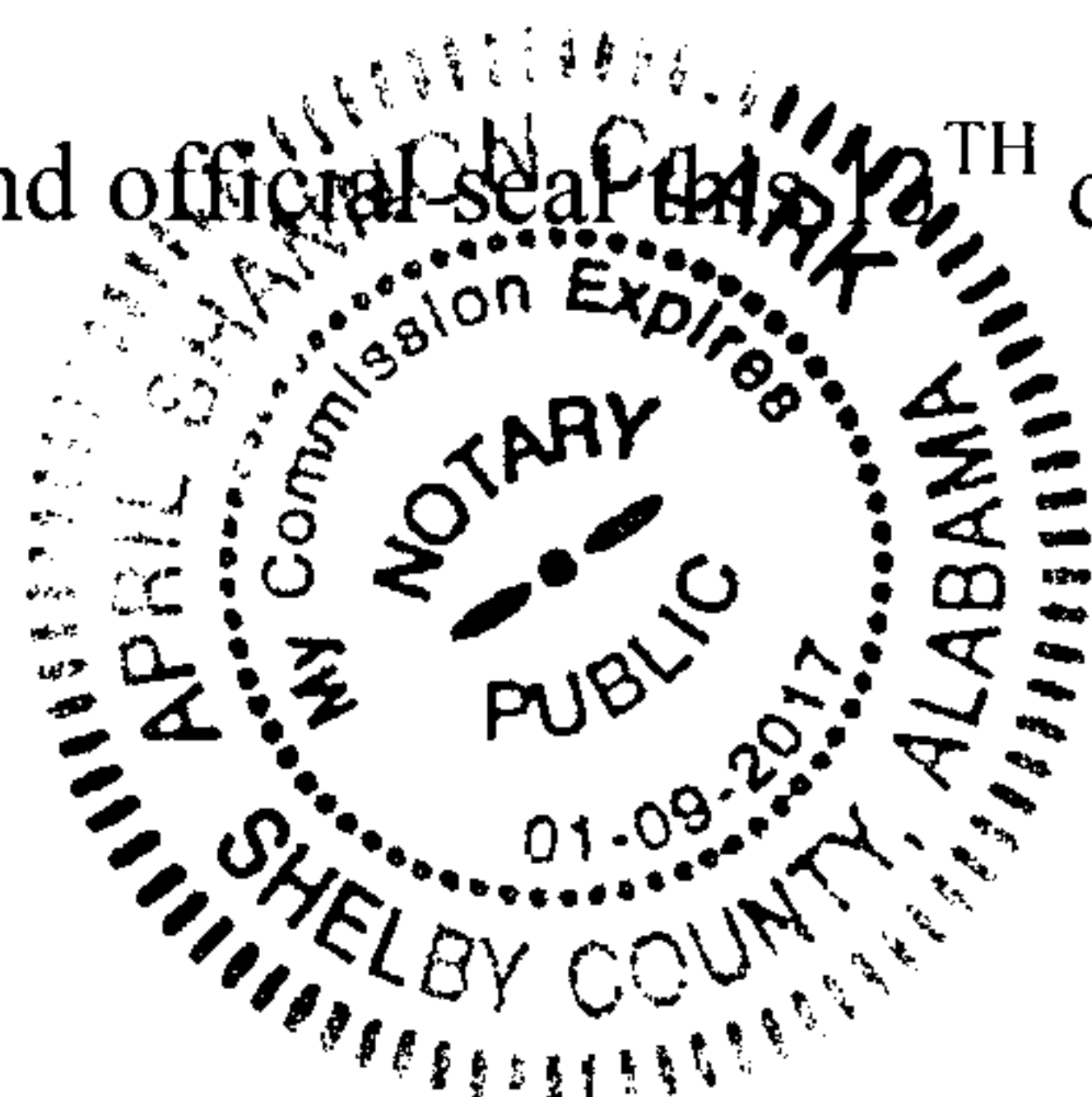
Kathy Barnes


20151117000397160 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
11/17/2015 11:15:49 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Kathy Barnes***, 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 13TH day of November, 2015.






Notary Public
My Commission Expires: 1-9-2017

Exhibit "A"

From the Northeast corner of Section 2, Township 21 South, Range 3 West, go West along the section line 864.90 feet to the East right-of-way line of the L & N Railroad's Northbound track; thence left 83 deg. 04 min. 34 sec. and Southerly along the East right-of-way of said railroad 549.57 feet to an iron for a point of beginning; thence left 98 deg. 01 min. 47 sec. along a line midway between buildings occupied by Walker Store and Stone Art Construction Company, a distance of 98.95 feet to the Westerly right-of-way line of Highway 31; thence right an angle of 90 deg. 12 min. 28 sec. and southerly along Westerly road right-of-way line a distance of 29.50 feet to the Northeast corner of lot number 17 of the Buck Creek Cotton Mill subdivision as recorded in the Office of the Judge of Probate, Shelby County, Alabama, Map Book 3 Page 9; then right an angle of 87 deg. 21 min 00 sec. and along the North line of said lot 17 a distance of 97.05 feet to an iron on the Easterly right-of-way of said L & N Railroad; thence right an angle of 89 deg. 14 min. 01 sec. and Northerly along the East right-of-way of said L & N Railroad a distance of 33.69 feet to the point of beginning; lying in the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 21 South, Range 3 West, in the City of Alabaster, Shelby County, Alabama.


20151117000397160 2/3 \$43.00
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 Kathy Barnes
Mailing Address 5508 Hwy 61
Wilsonville, AL 35186
Property Address 1420 County Rd 48
Jemison, AL 35085

Grantee's Name Jerry and Kathy Barnes
Mailing Address 5508 Hwy 61
Wilsonville, AL 35186
Date of Sale 11/13/2015
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value \$ 12,640.00

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 11/13/15

Unattested

AC
(verified by)

Print Kathy Barnes

Sign Kathy Barnes
(Grantor/Grantee/Owner/Agent) circle one

