

THIS INSTRUMENT PREPARED BY:
Justin K. Allen
148 Highway 221 Montevallo, AL 35115

SEND TAX NOTICE TO: Justin K. and Amy M. Allen
148 Highway 221 Montevallo, AL 35115

WARRANTY DEED (WITH RIGHT OF SURVIVORSHIP)

STATE OF ALABAMA
SHELBY COUNTY

That in consideration of \$5,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or

Stanley K. Allen and spouse, Dolores D. Allen,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Justin K. Allen and spouse, Amy M. Allen,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A"

The Grantors warranty to the Grantee that the property is suitable for the construction of a house, that it will support the weight of all improvements, and it will eliminate or dispose of waste by means of a septic tank and its field lines.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns forever; that 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 for my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

1st IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this day of November, 2015.

X Stanley K Allen
Stanley K. Allen

X Dolores D. Allen
Dolores D. Allen

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Don P. Snow, a Notary Public in and for said County, in said State, hereby certify that Stanley K. Allen and Dolores D. Allen, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of November, A.D., 2015.

Don P. Snow
NOTARY PUBLIC

My Commission Expires: August 13, 2017

EXHIBIT "A"

Lot 6 and 25 feet off the East side of Lot 5 from the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, run South 89 degrees 40 minutes East along the North $\frac{1}{4}$ $\frac{1}{4}$ line for 800.1 feet thence run South 01 degrees 53 minutes East for 436.6 feet to the point of beginning; thence continue said course 311.0 feet to a point on the North Right of Way Line of an abandoned railroad, now being used as a public road, said Right of Way being 100.0 feet, thence run along said Right of Way Line North 81 degrees 33 minutes West for 175.0 feet; thence continue along said Right of Way North 79 degrees 53 minutes West for 25.0 feet; thence run North 01 degrees 53 minutes West for 237.10 feet; thence run South 84 degrees 26 minutes 40 Seconds East for 23.27 feet; thence run North 01 degrees 53 minutes West for a distance of 62.90 feet; thence run South 84 degrees 26 minutes 40 seconds East for a distance of 175.00 feet to the point of beginning.

273050002021005

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressStanley K. Allen Dobres Allen
148 Highway 221
Montevallo, AL 35115Grantee's Name
Mailing AddressJustin R. & Amy M. Allen
148 Highway 221
Montevallo, AL 35115

Property Address

148 Hwy 221
Montevallo, AL 35115

Date of Sale

11-7-15

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

24,620

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 24,620 Tax Records Shelby Co.

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 or 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 _____

Print Diane Shotts for Wright Homes Inc

Unattested _____

Sign Diane Shotts for Wright Homes, Inc.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/17/2015 12:07:48 PM
 \$45.00 CHERRY
 20151117000397430