

INSTRUMENT PREPARED WITHOUT
BENEFIT TITLE EXAMINATION



20151210000422140 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
12/10/2015 10:40:00 AM FILED/CERT

This instrument was prepared by:

Mitchell A. Spears
Attorney at Law
P O Box 119
(205)665-5076

Send Tax Notice to: Renee D. Jamison
208 Buck Creek Circle
Alabaster, AL 35007

MINIMUM VALUE: \$58,500.00 (one-half)

Warranty Deed (SURVIVORSHIP)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

RENEE D. JAMISON, a widow who has not remarried

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

RENEE D. JAMISON, BRYCE DALE JAMISON and BONNIE BUSHMAN JAMISON

(herein referred to as GRANTEES) the following described real estate situated in **Shelby** County, Alabama, to-wit:

Lot 3 according to the Survey of Buck Creek Landing as recorded in Map Book 20, Page 136, Shelby County, Alabama Records.

SUBJECT TO:

- Taxes for 2015 and subsequent years.
- Any prior reservation or conveyance of title to all minerals of every kind and character including, but not limited to, oil, gas, sand and gravel, within underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- Any easements, rights-of-way or restrictions of record.

SOURCE OF TITLE: Instrument Number: 20030912000615720.

F. Dale Jamison, a Grantee upon the above referenced source of title, deceased on January 13, 2011.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives, and upon the death of either of them, to the survivor of them, in fee simple, and to the heirs and assigns of Grantees forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
8th day of Dec., 2015.

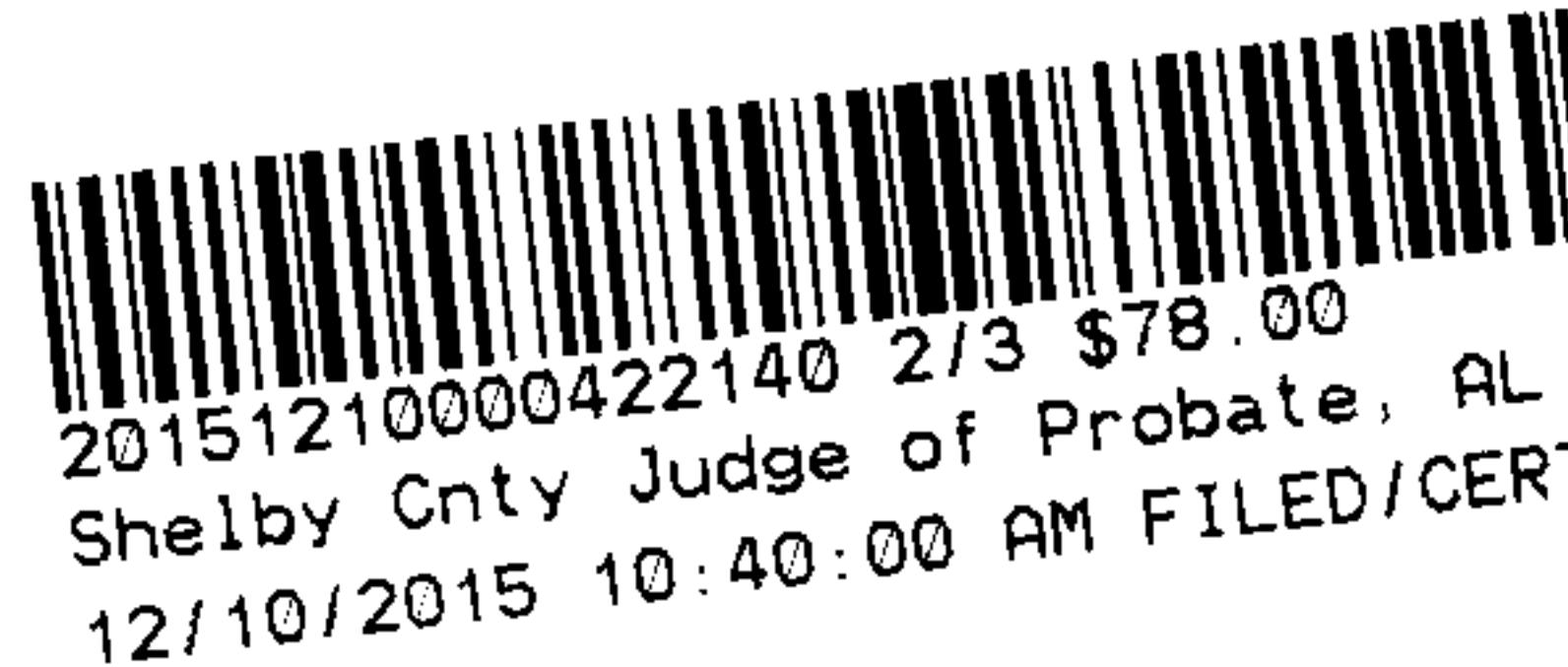
Renee D. Jamison
Renee D. Jamison

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **RENEE D. JAMISON**, 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 8th day of Dec., 2015.

Lynnette K. D. Jones
Notary Public
My Commission Expires: 5/18/19



Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Renee D. Jamison
Mailing Address 208 Buck Creek Circle
Alabaster, AL 35007

Grantee's Name Renee D. Jamison, et al
Mailing Address 208 Buck Creek Circle
Alabaster, AL 35007

Property Address 208 Buck Creek Circle
Alabaster, AL 35007

Date: 12/08/15
Total Purchase Price \$58,000.00 (1/2)
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)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other 1/2 Tax Assessor 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.

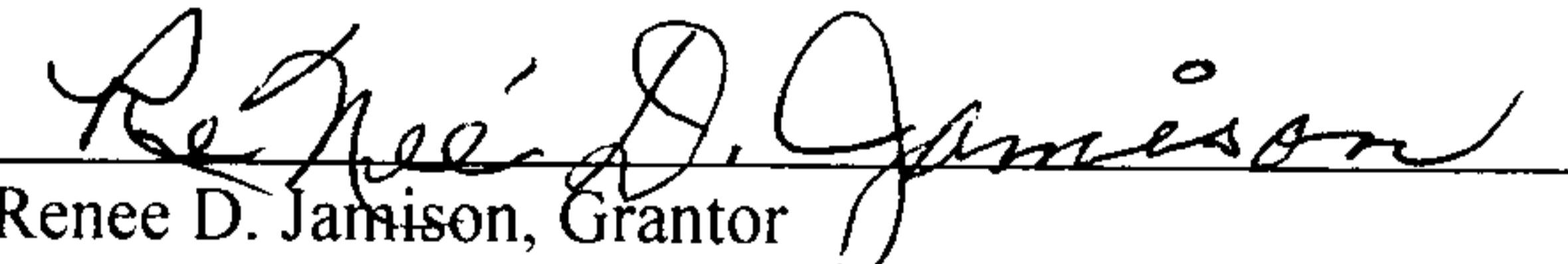
Date of Sale – the date on which interest to the property was conveyed.

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 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).


Renee D. Jamison, Grantor

