

Parcel I.D. #: 28-2-09-0-001-052.000

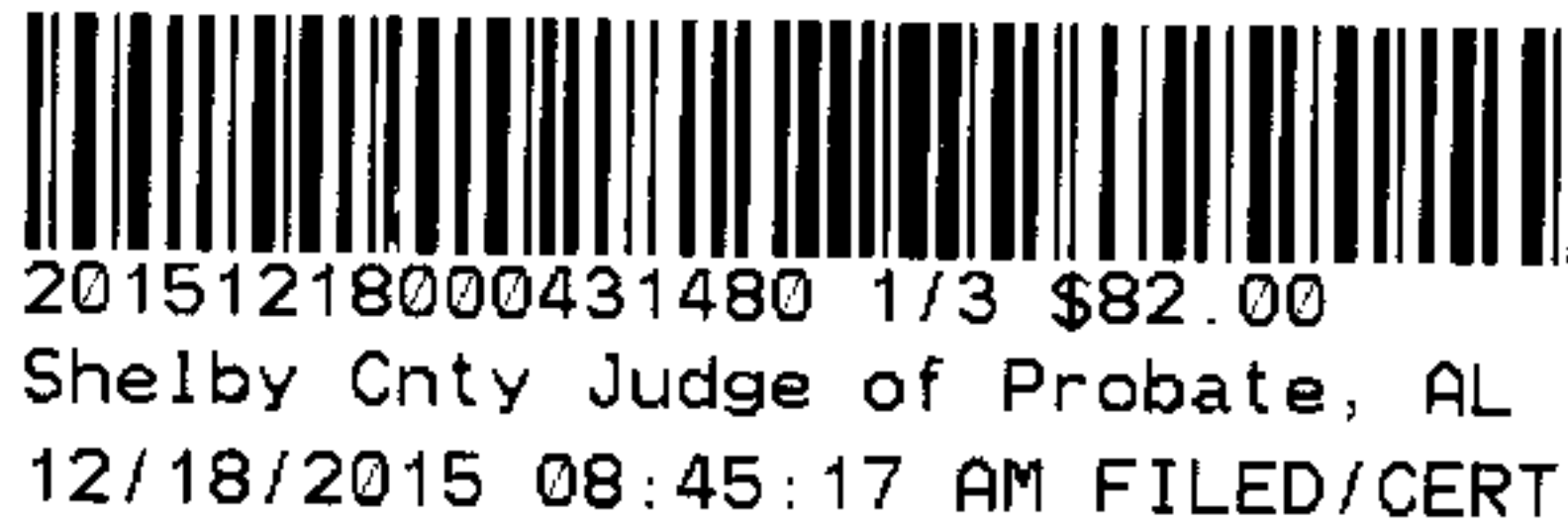
Send Tax Notice To: Marion Leon Glass
135 Highway 2009
Calera, Alabama 35040

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)



Shelby County, AL 12/18/2015
State of Alabama
Deed Tax: \$62.00

Know all men by these presents, that in consideration of the sum of Sixty-One Thousand Eight Hundred Sixty Dollars and 00/100 (\$ 61,860.00), the receipt of sufficiency of which are hereby acknowledged, that **James D. Glass, an unmarried man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Marion Leon Glass, and Angie R. Glass, a married couple**, hereinafter known as the GRANTEE;

From the SW corner of the SW 1/4 of the SW 1/4, Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, run East along the Section line 666.1 feet to the Point of Beginning of subject lot; From said point continue said course along said line 380 feet, thence deflect left 91 degrees 00 minutes for 344 feet; Thence deflect left 89 degrees 00 minutes for 380 feet; Thence deflect left 91 degrees 00 minutes for 344 feet to the beginning point.

A gravel road easement crossed the entire South said of subject lot.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 20071005000466420, in the Probate Judge's Office of Shelby County, Alabama.


TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and

right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF we have hereunto set our hands and seals, on this the 11 Day of DEC., 2015.

James D. Glass
James D. Glass
Grantor


20151218000431480 2/3 \$82.00
Shelby Cnty Judge of Probate, AL
12/18/2015 08:45:17 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *James D. Glass, an unmarried man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 11 Day of DEC., 2015.

Clint C. Thomas
NOTARY PUBLIC
My Commission Expires: 09 March, 2016

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422

Real Estate Sales Validation Form

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

Grantor's Name JAMES D GLASS
Mailing Address 4269 Hwy 31
Calera AL 35040

Grantee's Name Marion Leann + Angie R. Glass
Mailing Address 135 Hwy 209
Calera AL 35040

Property Address 135 Hwy 209
Calera AL 35040

Date of Sale 12/11/15
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 66,860.00



20151218000431480 3/3 \$82.00
Shelby Cnty Judge of Probate, AL
12/18/2015 08:45:17 AM FILED/CERT

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 Records

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 12/11/15

Unattested

(verified by)

Print JAMES D GLASS

Sign James D Glass

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1