

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Diane Sirois and Ken Sirois
129 Cedar Cove Drive
Pelham, Alabama 35214

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY**
) **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Love AND AFFECTION** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Diane Sirois as Personal Representative of the Estate of Robert J. Angell, Recorded in the Probate Office of Shelby County Alabama, Case No: PR-2012-742**, hereinafter called "Grantor," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Diane Sirois AND KEN Sirois**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, to wit:

SEE EXHIBIT "A"

SUBJECT TO:

- Current taxes, all matters of public record, including, but not limited to Easements, Restrictions of record and other matters which may be viewed by observation.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.


The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 20th day of May, 2015.

GRANTORS

Diane Sirois, P.R.

DIANE SIROIS
as Personal Representative of
the Estate of Robert J. Angell,
Recorded in the Probate Office
of Shelby County Alabama, Case No: PR-2012-742

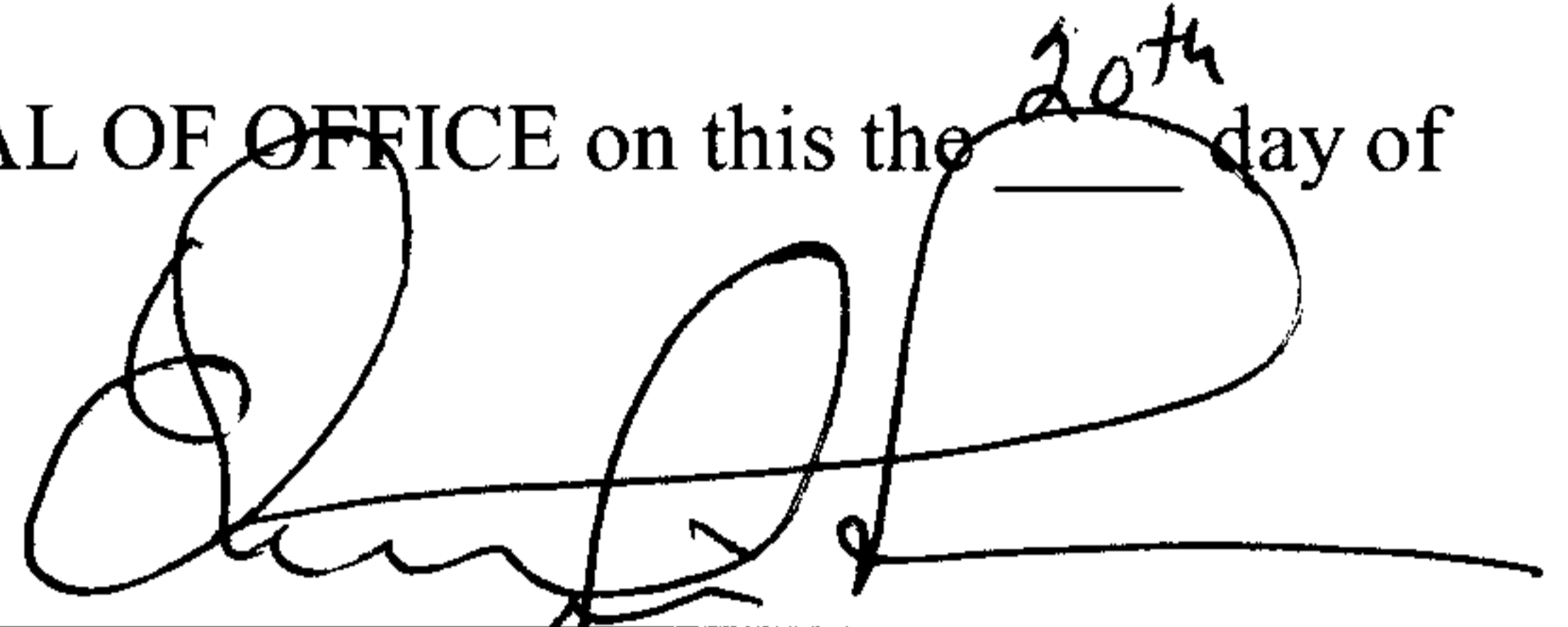

20160111000010800 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/11/2016 04:28:26 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that **Diane Sirois as Personal Representative of the Estate of Robert J. Angell, Recorded in the Probate Office of Shelby County Alabama, Case No: PR-2012-742**, whose names are signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they, in their capacity as such Co-Executors of the estate, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20th day of May, 2015.



NOTARY PUBLIC
My Commission Expires: 5/15/2016




20160111000010800 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/11/2016 04:28:26 PM FILED/CERT

Exhibit A

A parcel of land located in the NE 1/4 of SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of SE 1/4 of said Section 14; thence in a Northerly direction along the West line of said 1/4-1/4 Section, a distance of 536.56 feet to a point on the Northwest right-of-way line of Parker Drive; thence 41 deg. 28 min. 50 sec. right, in a Northeasterly direction along said right-of-way line a distance of 390.82 feet; thence 90 deg. left, in a Northwesterly direction a distance of 470 feet to the point of beginning; thence continue along last described course in a Northwesterly direction a distance of 110 feet; thence 90 deg. left, in a Southwesterly direction a distance of 180 feet; thence 90 deg. left, in a Southeasterly direction a distance of 110 feet; thence 90 deg. left, in a Northeasterly direction a distance of 180 feet to the point of beginning; being situated in Shelby County, Alabama.


20160111000010800 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

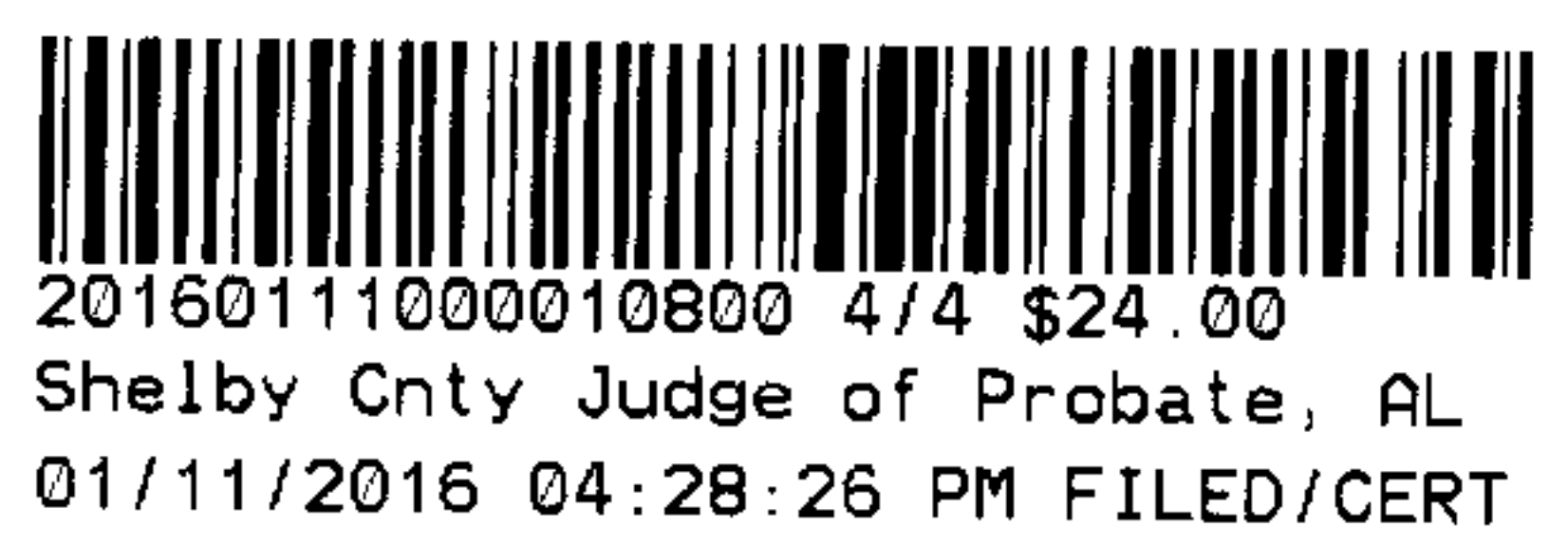
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Robert J. Angell
Mailing Address Diane Sirois - Electric

Grantee's Name Diane + Ken Sirois
Mailing Address 129 Cedar Cove Dr Pelham AL 35214

Property Address Commercial Lot Pelham AL 35124

Date of Sale 5-19-15 (Estate)
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 175,000



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 inheritance

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 1/11/16

Print Chris Smith-Therman

Unattested (verified by)

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