Send Tax Notice To: Ross O. Mason 1121 Cahaba Woods Circle Birmingham, Alabama 35213 This Instrument Prepared by: William C. Veal, Attorney at Law 2112 11<sup>th</sup> Avenue South, Suite 217 Birmingham, Alabama 35205

Birmingham, Alabama 352	13 Birmingham, A	Birmingham, Alabama 35205	
WARRANTY DEED, JO	INT TENANTS WITH RIGHT OF SURVIVORSHIP		
STATE OF ALABAMA	KNOW ALL MEN BY THESE PRESENTS,	20160216000049420 1/2 \$453.50 Shelby Cnty Judge of Probate: AL 02/16/2016 03 43:23 PM FILED/CER	
SHELBY COUNTY		02/16/2016 03 43:23 PM 1 TEED/OF	
undersigned grantor or grammary O. Mason, herein a Cecile L. Mason, Ross O.	ion of Ten and 00/100 Dollars (\$10.00) and other good and intors in hand paid by the GRANTEES herein, the receipt referred to as (GRANTOR) do grant, bargain, sell and common and Louis B. Mason (herein referred to as GRANTOR) dollowing described real estate situated in Shelby County, Alas	whereof is acknowledged, I nvey unto Mary O. Mason, ITEES) as joint tenants, with	
South, Range 1 W	e East ½ of the Northeast ¼ of the Southeast ¼ of Section 26 est, lying south of New U.S. 280, and that portion of the Wee Southwest ¼ of Section 25, Township 19 South, Range 1	est ½ of the	

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.

West of the Center Line of Creek and South of U.S. 280 and North of County Road Number

440, and that portion of the East ½ of the Southeast ¼ of the Northeast ¼ of Section 26,

Range 1 West, all lying in county of Shelby, State of Alabama.

Township 19 south, Range 1 West, Lying south of the New U.S. 280, and Mineral Rights

for East ½ of Southeast ¼ and Southwest ¼ of Southeast ¼, Section 26, Township 19 South,

And I do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I lawfully seized in fee simple of said premises; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have h 2016.	nereunto set my hand and seal this 14 day of February
	MARY O. MASON
	MAKI O. MASON
STATE OF ALABAMA	
	General Acknowledgment
JEFFERSON COUNTY	
I. Million Cless	, a Notary Public in and for said County, in said State, hereby
certify that Mary O. Mason whose name	is signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this day, that, be same voluntarily on the day the same bears d	being informed of the contents of the conveyance she has executed the late.

Shelby County: AL 02/16/2016 State of Alabama Deed Tax: \$434.50

Given under my hand and official seal this 14 day of I-chillion

Notary Public
Commission Expires: 9-2-1/

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 Grantee's Name They Them (et ile L. Them) **Grantor's Name** Mailing Address Mailing Address 15205 Huy 280 Date of Sale Property Address Total Purchase Price \$ or **Actual Value** or 431,740. Assessor's Market Value \$ 871, 450. 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) Appraisal Bill of Sale Sales Contract Other Taxoffice Shelby Cnty Judge of Probate, AL Closing Statement 02/16/2016 03:43:23 PM FILED/CERT 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). 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).

Sign

(verified by)

Date 2/16/

Unattested

Grantor/Grantee/Owner/Agent) circle one