


This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

(Description furnished by Grantors. No
survey examined and no title examination
made by this attorney.)
Source of title: 2006109000013380, Shelby
County Judge of Probate 1/09/2006.

WARRANTY DEED-JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)


20160226000059590 1/3 \$69.00
Shelby Cnty Judge of Probate, AL
02/26/2016 11:19:52 AM FILED/CERT

KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Cindy Bailey**, an unmarried woman, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey, and warrant unto **Russell J. Madson** and wife, **Debra L. Madson**, hereinafter referred to as GRANTEES, as joint tenants with right of survivorship, the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land in the SE ¼ of the SW ¼ of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama; described as follows: Commence at the SW corner of said 1/4-1/4 section, thence run North along the West 1/4-1/4 line 225.14 feet;,, thence turn right 108 deg. 51 min. 56 sec. and run Southeast 225.14 feet to a point on the North right-of-way of the Southern Railroad and the point of beginning; thence turn left 100 deg. 52 min. 01 sec. And run North 464.44 feet; thence turn left 08 deg. 28 min. 09 sec. and run North 150.00 feet to a point on the Southwest right-of-way of Shelby County highway #270; thence turn right 115 deg. 34 min. 17 sec. and run Southeast 127.00 feet; thence turn right 64 deg. 25 min. 43 sec. and run South 597.91 feet to a point on the North right-of-way of said railroad, said point being on a counter-clockwise curve having a delta angle of 12 deg. 08 min. 28 sec. and a radius of 888.91 feet; thence turn right 97 deg. 11 min. 42 sec. to tangent and run West along the arc of said curve 188.36 feet to the point of beginning.

Less and except any easements and/or right-of-ways that may be found in public records.

Subject to: Ad valorem taxes which are not yet due nor payable.

TO HAVE AND TO HOLD to 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.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees,

Shelby County, AL 02/26/2016
State of Alabama
Deed Tax \$49.00

their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5 day of February 2016.


Cindy Bailey (L.S.)
Cindy Bailey

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Cindy Bailey**, an unmarried woman, 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 the same bears date.

Given under my hand and official seal this the 5th day of February, 2016.

Elizabeth A. Relf
Notary Public
My commission expires: 6/10/2018


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Send tax notice to:
Russell J. Madson and Debra L. Madson
129 Windsor Lane
Pelham, AL 35124

Real Estate Sales Validation Form

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

Grantor's Name Cindy Bailey
Mailing Address 1112 Highway 87
Calera, AL 35040

Grantee's Name Russell J. Madson
Mailing Address Debra L. Madson
129 Windsor Lane
Pelham, AL 35124

Property Address 855 Highway 270
Maylene, AL 35114

Date of Sale _____
Total Purchase Price \$ _____



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or
Actual Value \$ _____

or
Assessor's Market Value \$ 48,940.00

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

☐ Appraisal

☐ Sales Contract

☒ Other Shelby County (AL) Tax Assessor's Office

☐ Closing Statement

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 2-5-16

Print Cindy Bailey

Sign Cindy Bailey

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1