

**THIS INSTRUMENT PREPARED BY:**  
**James J. Odom, Jr.**  
**P.O. Box 11244**  
**Birmingham, AL 35202-1244**

**SEND TAX NOTICE TO:**  
**Clarence A. Eurton, Jr.**  
**2757 Altadena Lake Drive**  
**Birmingham, AL 35243**

**STATE OF ALABAMA     )**  
**COUNTY OF SHELBY    )**

**STATUTORY WARRANTY DEED**

**WHEREAS**, on January 9, 1963, C. A. Eurton and wife, Eunice Eurton, purchased the property described in that certain deed from Ella C. Hayes recorded in Book 224, Page 28, and that certain Register's Deed recorded in Book 224, Page 53. The deed from Ella C. Hayes was later corrected by deed recorded in Book 260, Page 56; and

**WHEREAS**, C. A. Eurton died on September 18, 1977, and Eunice Eurton died on July 13, 1993; and

**WHEREAS**, Clarence A. Eurton, Jr. is the only surviving heir of C. A. Eurton and Eunice Eurton; the only other sibling, Carolyn Eurton, having died on July 3, 1978, leaving no spouse and no children; and

**WHEREAS**, Clarence A. Eurton, Jr. has been paying the ad valorem taxes on the property described below for 40 years.

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor, Clarence A. Eurton, Jr., a married man (referred to herein as "Grantor"), in hand paid by Clarence A. Eurton, Jr. and Nan Eurton, the receipt whereof is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Clarence A. Eurton, Jr. and Nan Eurton (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the N1/2 of the NW 1/4 of SE 1/4, Section 9, Township 22, Range 2 West, being more particularly described as follows: Commence at the NE corner of said N 1/2 and run thence West a distance of 942.04 feet to point of intersection of the North line of said 1/4 -1/4 section with the East line of U. S. Highway #31; thence Southerly along the Easterly line of said U. S. Highway #31 a distance of 681.54 feet to the North line of a 15 foot lane, which lane separates the Holcombe property from the Eurton property described herein; turn 90° 53' to the left and run Easterly along the Northerly line of said lane a distance of 672.25 feet to the center line of the Old Montgomery Road; thence 80° 25' left and run Northerly along the center line of the Old Montgomery Road 366.79 feet; thence left 53° 39' and run Northwesterly along the center line of a settlement road a distance of 352.10 feet; thence 39° 45' left and



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continue along the center line of said settlement road a distance of 210.25 feet; thence in a straight line a distance of 272.49 feet to the point of beginning.

**LESS and EXCEPT** those certain tracts of land described in Deed Book 259, at Page 72; Deed Book 260, at Page 10; Deed Book 276, at Page 332; Deed Book 277, at Page 814; Deed Book 316, at Page 64; and Deed Book 327, at Page 98, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor herein.

**SUBJECT TO:** (1) Current taxes; (2) Easement to Dennis Alexander and Mickey Alexander recorded as Instrument Number 1994-31394; (3) Agreement between B. D. Holcombe and C. A. Burton recorded in Book 260, at Page 207; (4) Easements and restrictions of record.

**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.

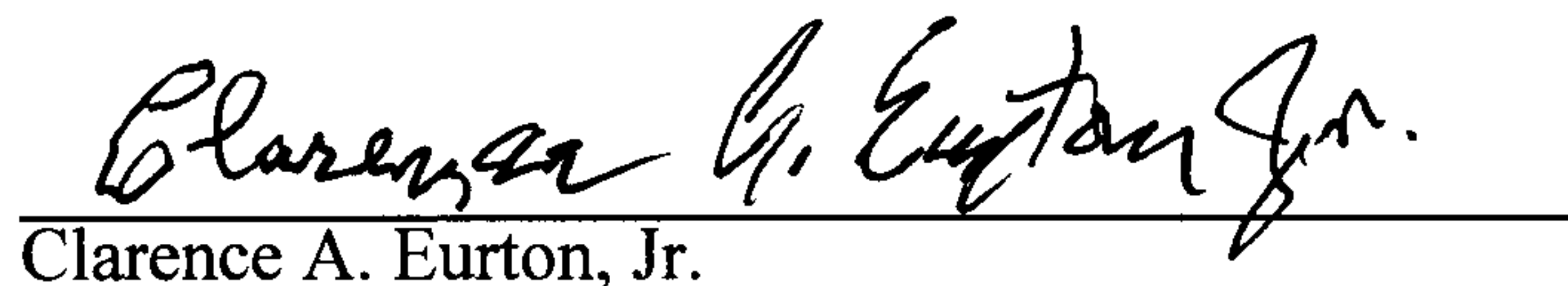
This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of Grantor, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the *Code of Alabama* (1976).


**IN WITNESS WHEREOF**, the undersigned has executed this conveyance on this the

6<sup>th</sup> day of April, 2016.

**WITNESSES:**



  
Clarence A. Eurton, Jr.

  
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STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clarence A. Eurton, Jr., a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6<sup>th</sup> day of April, 2016.

Lorine S. Cantrell  
Notary Public

My Commission Expires: \_\_\_\_\_



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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:  
Clarence A. Eurton, Jr.  
Mailing Address:  
2757 Altadena Lake Drive  
Birmingham, Alabama 35243

Property Address:  
Metes and Bounds Description of land  
located in N1/2 of NW1/4 of SE1/4 of  
Sec.9, TS 22, Range 2 West

Grantee's Name:  
Clarence A. Eurton, Jr. and Nan Eurton  
Mailing Address:  
2757 Altadena Lake Drive  
Birmingham, Alabama 35243

Date : April 6, 2016  
Total Purchase Price or Actual Value or  
Assessor's Market Value: To clear title - 294,000

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 \_\_\_\_\_  
Contract \_\_\_\_\_  
Other To clear title

Appraisal \_\_\_\_\_  
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 applicable.

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 provide 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 Section 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 Section 40-22-1 (h).

Date: April 6, 2016

Clarence A. Eurton Jr.  
(verified by Grantor/Grantee/Agent) Circle One  
Clarence A. Eurton, Jr. Form RT-1

