

This instrument was prepared without benefit of title evidence or survey by:
William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**



20160408000114850 1/4 \$108.00
Shelby Cnty Judge of Probate, AL
04/08/2016 10:45:06 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Shirley D. Taff, married, and Richard R. Tingle, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Timothy Lee Tingle and Nanette K. Tingle (herein referred to as 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, Alabama to-wit:

See attached Exhibit A for legal description

Subject to easements, restrictions, covenants, conditions, rights of way, and encumbrances of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

GRANTORS are the surviving grantees named in the deed recorded as Instrument # 20060802000371600 in the Probate Office of Shelby County, Alabama. One of the other grantees, Chelsie T. Tingle, died on July 31, 2009, and another of the grantees, Lois A. Tingle, died on January 5, 2016.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 8th day of April, 2016.



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Shirley D. Taff
Shirley D. Taff

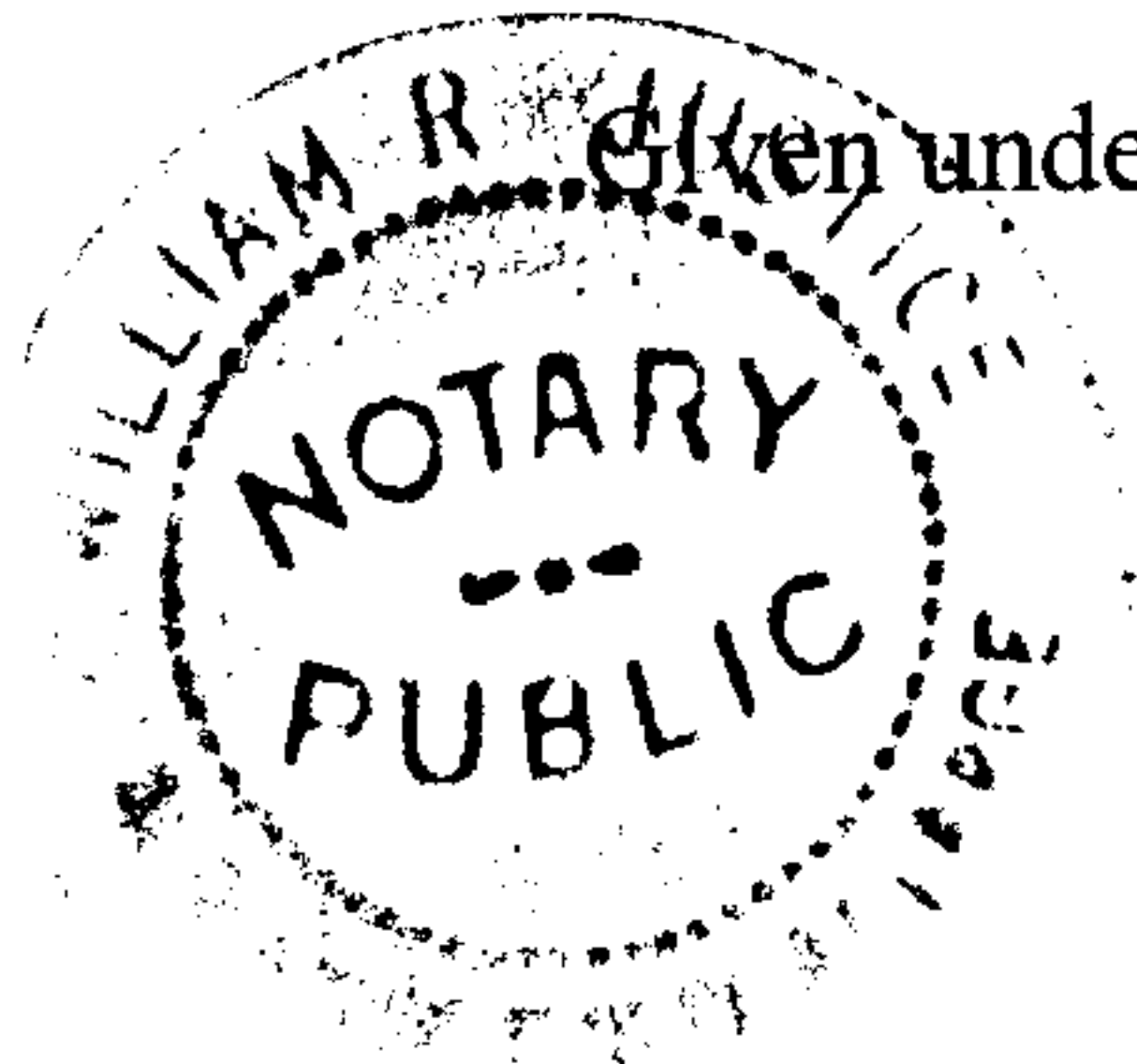
Richard R. Tingle
Richard R. Tingle

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shirley D. Taff, 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 8th day of April, 2016.

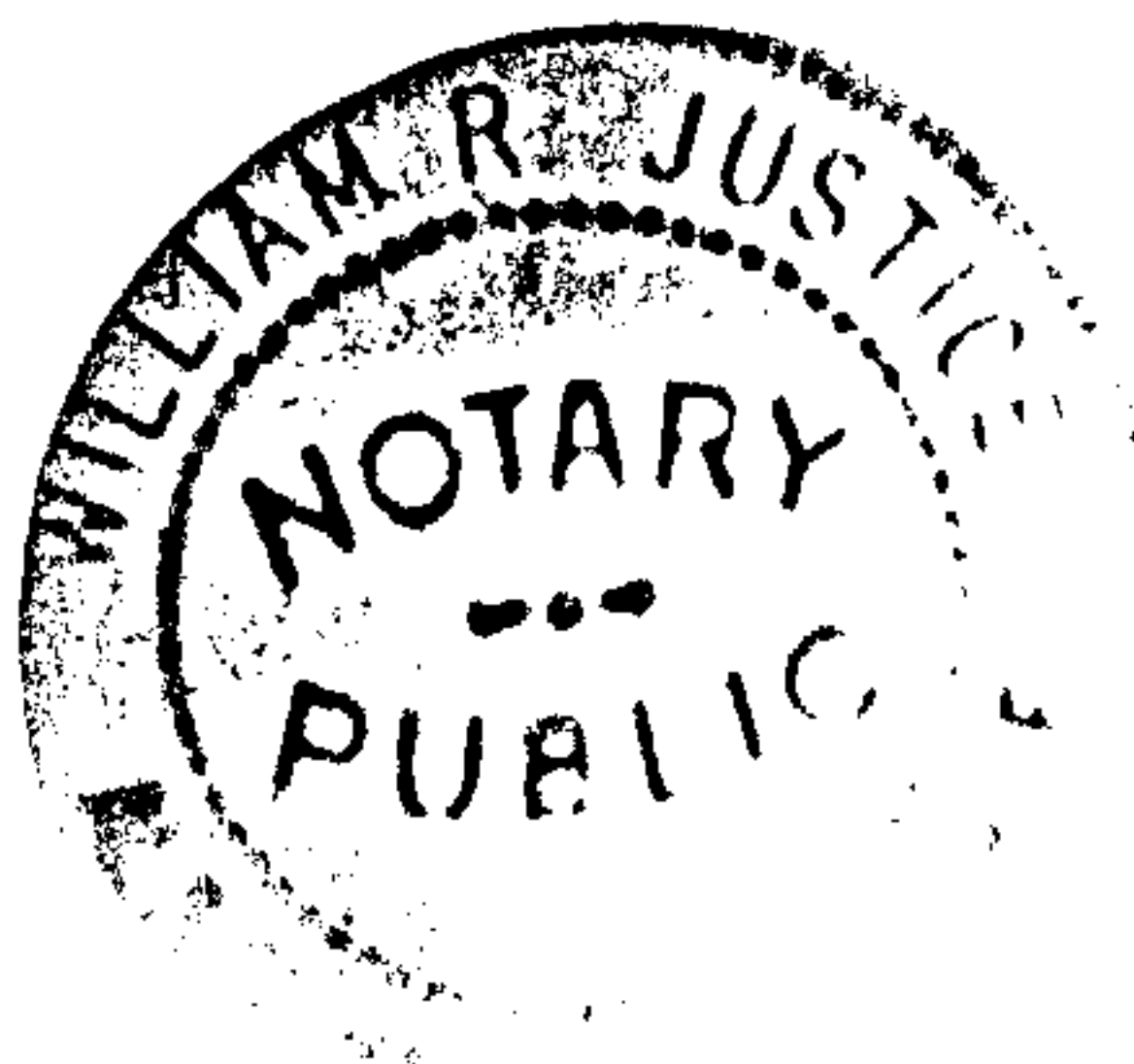


William R. Justice
Notary Public
My commission expires 9/11/19

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard R. Tingle, 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 official seal this 8th day of April, 2016.



William R. Justice
Notary Public
My commission expires 9/11/19

EXHIBIT A

20160408000114850 3/4 \$108.00
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Beginning at the Southwest corner, the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW 1/4 of SW 1/4 of NW 1/4 of Section 13, Township 22 South, Range 4 West, containing approximately ten (10) acres, running three hundred (300) feet South of Montevallo-Boothton road, thence one hundred ten (110) feet West, thence two hundred eighty-eight (288) feet Northeast to point of beginnings of this property. Property mineral rights are not included in this property.

All of the SW 1/4 of the SE 1/4 of the NE 1/4 of Section 14, Township 22 South, Range 4 West, containing 10 acres. Also begin at the NW corner of the SE 1/4 of the SE 1/4 of the NE 1/4 of Sec. 14, Twp. 22, South, Range 4 West, thence run East along the North line of said 1/4-1/4-1/4 section, a distance of 210 feet, thence turn an angle of 91 deg. 30 min. to the right and run south a distance of 315 feet, thence turn an angle of 91 deg. 30 min. to the left and run east a distance of 275 feet, thence turn an angle of 91 deg. 30 min. to the right and run south a distance of 169.72 feet, thence turn an angle of 91 deg. 30 min. to the left and run a distance of 171.6 feet to the east line of said 1/4-1/4 section, thence run south along the east line of said 1/4-1/4 section, a distance of 180 feet, more or less to the SE corner, thence west along the south line of said 1/4-1/4 section, to the SW corner of the SE 1/4 of the SE 1/4 of the NE 1/4, thence north to the point of beginning. Being a part of plot No. 27 and containing 6 acres, more or less. Less Right of Way heretofore dedicated as roads.

LESS AND EXCEPT the interests in the above described property conveyed by deeds recorded as Instrument # 20080915000364920 and Instrument # 20090918000359000 in the Probate Office of Shelby County, Alabama.

St RLL

Real Estate Sales Validation Form

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

Grantor's Name Shirley D. Taff
Mailing Address 780 Hwy 107, Montevallo, AL 35115
Richard R. Tingle
3716 Rainbow Circle, Snelville, GA 30039

Grantee's Name Timothy Lee Tingle + Nanette K. Tingle
Mailing Address 3159 Hwy 10
Montevallo, AL 35115

Property Address Hwy 10, Montevallo, AL

Date of Sale 4-8-16

Total Purchase Price \$

or

Actual Value

\$ 85,000.00

or

Assessor's Market Value \$ ~~100,000.00~~



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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 ~~_____~~

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 4-8-16

Print Shirley D. Taff

☐ Unattested

Sign

(verified by)

Shirley D. Taff
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1