

20160414000123010 1/3 \$63.00 Shelby Cnty Judge of Probate, AL 04/14/2016 01:18:37 PM FILED/CERT

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

This instrument was prepared by:
Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076

Send Tax Notice to: William Howard Weaver and Leone O. Weaver 135 Pineview Road Montevallo, AL 35115

MINIMUM VALUE: \$42,000.00 (1/2)

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

William Howard Weaver, Jr. and wife, Leone O. Weaver

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

William Howard Weaver (a/k/a William Howard Weaver, Jr.) and wife, Leone O. Weaver

(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, the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 2, Block 1, Arden Subdivision, Town of Montevallo, Alabama. According to map recorded in the Office of Probate Judge, Shelby County, Alabama.

SUBJECT TO:

- Property taxes for 2016 and subsequent years.
- All rights, easements, reservations and restrictions of record.

SOURCE OF TITLE: Deed Book 042, Page 820.

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 for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that

I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this day of

, 2016.

William Howard Weaver, Jr.

William Howard Weaver

Leone O. Weaver

STATE OF ALABAMA

COUNTY OF SHELBY

COUNTY OF SHELBY

COUNTY OF SHELBY

Aday of

William Howard Weaver, Jr.

201604140000123010 2/3 \$63.00

Shelby Cnty Judge of Probate, AL

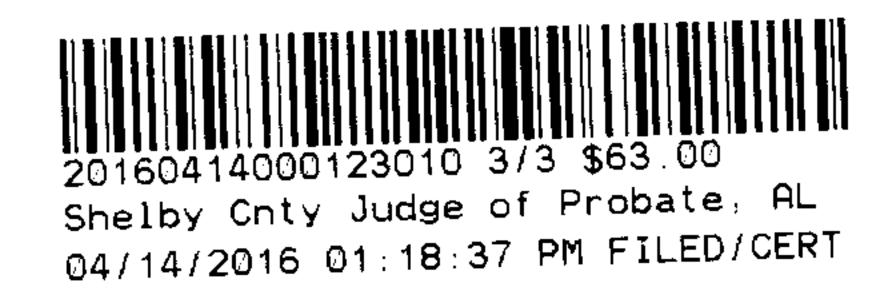
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I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that William Howard Weaver, Jr. and Leone O. Weaver, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the // day of April

Notary Public

My Commission Expires:



Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Mailing Address	William Howard Weaver, Jr. 135 Pineview Road Montevallo AL 35115		rantee's Name lailing Address	Leone O 135 Pine		<u> </u>
Property Address	135 Pineview Road Montevallo AL 35115	O A O	otal Purchase Proceeds otal Purchase Proceeds otal Value or otal Value otal Sessor's Mkt. N	\$	2,000.00 (
•	e or actual value claimed on this form rdation of documentary evidence is no		the following d	locumenta	ary evidenc	e:
Bill of Sa Sales Cor Closing S	ntract	"	AppraisalOther: Tax Records Value, less retained Grantor interest.			
If the conveyance filing of this form	document presented for recordation cois not required.	ontains all of the r	equired informa	ition refei	enced abo	ve, the
	Inst	ructions			··· ·	
Grantor's name and mailing address.	mailing address – provide the name of the	person or persons of	conveying interest	to proper	ty and their	current
Grantee's name and	mailing address - provide the name of the	person or persons t	to whom interest t	o property	is being co	nveyed.
Property address – th	ne physical address of the property being c	onveyed, if availab	le.			
Date of Sale – the date on which interest to the property was conveyed.						
Total purchase price instrument offered for	 the total amount paid for the purchase or or record. 	f the property, both	real and personal	, being con	nveyed by th	ne
Actual value- if the print instrument offered for market value.	property is not being sold, the true value of or record. This may be evidenced by an ap	f the property, both praisal conducted b	real and personal, by a licensed appr	being con aiser or the	veyed by the assessor's	e current
valuation, of the prop purposes will be used I attest, to the best of	ed and the value must be determined, the concerty as determined by the local official characters and the taxpayer will be penalized pursually formally and knowledge and belief that the information of the statements claimed on this form may 22-1 (h).	arged with the resp ant to <u>Code of Alal</u> ation contained in the	onsibility of valuabama 1975 § 40-2 his document is tr	ing proper 22-1 (h). ue and acc	ty for proper urate. I furt	rty tax ther
Date: 4-1	1-16	Sign_\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	m Howard Wea	ver, Jr.		W