


STATE OF ALABAMA
SHELBY COUNTY

) **WARRANTY DEED**
)


20160425000136010 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
04/25/2016 03:56:52 PM FILED/CERT

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/100 (\$500.00) Dollars and other good and valuable consideration to the undersigned, Mary Ann Walton Fant referred to as Grantor, in hand paid by Mary Ann Walton Fant and spouse Denny Wayne Fant herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

This instrument was prepared without benefit of title examination on the part of the preparer.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for herself and her heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the 10th day of November, 2015.


Mary Ann Walton Fant

Shelby County, AL 04/25/2016
State of Alabama
Deed Tax: \$5.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Mary Ann Walton Fant whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of November, 2015.

Jackie McMillberry
NOTARY PUBLIC

My Commission Expires: 10/13/2019

This document prepared by:
Gregory S. Graham, P.C.
File #C215-1102
P. O. Drawer 307
Childersburg, Alabama 35044



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EXHIBIT "A"
LEGAL DESCRIPTION

Part of the South Half of the Northwest quarter of Section 34, Township 19 South, Range 2 East, more particularly described as follows: Commence at the Southeast corner of said Northwest quarter of said Section 34 and run thence West along the South boundary thereof to its intersection with the Southwesterly right of way line of the Florida Short Route Highway, thence to the right and run in a Northwesterly direction along the Southwesterly right of way line 589 feet more or less to a point which is 950 feet Southeasterly from the intersection of the said SW right of way line of Florida Short Route with the Northeasterly line of the Chancellors Ferry Road for point of beginning, run thence Northwesterly along said Southwesterly right of way line of Florida Short Route Highway 700 feet, thence to the left and run Southwesterly 101 feet, more or less to a point on the Northeasterly line of said Chancellors Ferry Road, said point being 250 feet Southeasterly from said intersection of said Northeasterly line of Chancellors Ferry Road with said Southwesterly right of way line of said highway, thence to the left and run Southeasterly along said Northeasterly line of Chancellors Ferry Road 785 feet, thence to the left and run Northeasterly along a straight line 450 feet more or less to the point of beginning, containing 4.5 acres more or less and situated in Shelby County, Alabama. Being the same land conveyed in deed recorded in Deed Book 288, Page 213, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Mary Fout
Mailing Address 4397 Hwy 280 E
Harpsville, AL 35078

Grantee's Name Mary Fout
Mailing Address 4397 Hwy 280 E
Harpsville, AL 35078

Property Address 200 Stoney Dr.
Wilcoxville, AL 35188

Date of Sale 11/10/15

Total Purchase Price \$ 5,000


or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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


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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 4/25/16

Print Gregory S. Graham

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one