

**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: **James E. Teissere and
Carol J. Teissere**
1102 Allison Circle
Alabaster, AL 35007

MINIMUM VALUE: \$8,400.00

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),

JAMES E. GLENN and wife, SUSAN C. GLENN

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

JAMES E. TEISSERE and wife, CAROL J. TEISSERE

(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 4 of the Glenn Family Subdivision, recorded plat map which is recorded at the office of the Shelby County Judge of Probate on the 19th day of November, 2014 in Map Book 44 Page 81 as Inst. #20141118000363610, being situated in 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 147, Page 271.

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 24th day of May, 2016.


James E. Glenn
James E. Glenn
Susan C. Glenn
Susan C. Glenn

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **James E. Glenn and Susan C. Glenn**, 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 24th day of May, 2016.

Michelle R. Damp
Notary Public
My Commission Expires: 5/15/19


20160524000177550 2/3 \$28.50
Shelby Cnty Judge of Probate, AL
05/24/2016 01:35:17 PM FILED/CERT

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	<u>James E. Glenn and Susan C. Glenn</u>	Grantee's Name	<u>James E. Teissere and Carol J. Teissere</u>
Mailing Address	<u>1500 Hwy. 17</u> <u>Montevallo AL 35115</u>	Mailing Address	<u>1102 Allison Circle</u> <u>Alabaster, AL 35007</u>
Property Address	<u>Lot 4</u> <u>Vacant Lot</u> _____ _____	Total Purchase Price	\$ _____
		Or	
		Actual Value	\$ _____
		Or	
		Assessor's Mkt. Val.	\$ <u>8,400.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other: Tax Records Value
<input type="checkbox"/> 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: 5-24-2016

Sign James E. Glenn
James E. Glenn

