

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**



20160613000203860 1/3 \$141.00
Shelby Cnty Judge of Probate, AL
06/13/2016 02:50:22 PM FILED/CERT

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: Lynn N. Bush
3797 Hwy 25
Montevallo AL 35115**

MINIMUM VALUE: \$121,000.00 (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 (\$1.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Lynn N. Bush, a widow who remains unmarried

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

Lynn N. Bush and James Paul Bush

(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:

The Southwest 10 feet of Lot 1, Block 2; and all of Lot 2 and the SW 110 feet of Lots 3, 4, 5 and 6 and the SW 110 feet of the vacated alley between Lots 1 and 3, all in Block 2, according to the West Manor Addition to Montevallo, as recorded in Map Book 3, Page 60, in said Office of the Probate Judge of Shelby County, Alabama.

SUBJECT TO:

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

SOURCE OF TITLE: DB 304, Page 01.

James W. Bush, a grantee named upon the face of the above referenced source of title, died on December 27, 2007.

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

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State of Alabama
Deed Tax: \$121.00

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 10th day of June, 2016.

Lynn N. Bush
Lynn N. Bush

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Lynn N. Bush**, 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 that same bears date.

Given under my hand and official seal, this the 10th day of June, 2016.

Sharon J. Spear
Notary Public
My Commission Expires: 9/3/2018


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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 Lynn N. Bush
Mailing Address 3797 Hwy 25
Montevallo AL 35115

Grantee's Name Lynn N. Bush
Mailing Address James Paul Bush
3797 Hwy 25
Montevallo AL 35115

Property Address 3797 Hwy 25
Montevallo AL 35115

Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Mkt. Val. \$121,000.00 (1/2)

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
XX Per Tax Assessment Records

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: 6-10-16

Lynn N. Bush
Lynn N. Bush, Grantor



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