

20160629000225900 1/3 \$85.00
Shelby Cnty Judge of Probate, AL
06/29/2016 10:42:51 AM FILED/CERT

Shelby County, AL 06/29/2016
State of Alabama
Deed Tax: \$65.00

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Anne C. Hamilton and Elizabeth C. Hamilton
360 Church Street
Wilton, Alabama 35115

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this June 24, 2016, That for and in consideration of **SIXTY-FIVE THOUSAND AND NO/100 (\$65,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **JAMES HOWARD GOLDEN and CATHY GOLDEN**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **ANNE C. HAMILTON and ELIZABETH C. HAMILTON**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

A parcel of land located in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 8, Township 24 North, Range 12 East, Shelby County, Alabama. Commence at the SW corner of the SE 1/4 of the NE 1/4 of said Section 8, being the SE corner of G.A. Nabors Subdivision as recorded in Map Book 3, Page 33, in the office of Probate, Shelby County, Alabama; thence run North 8 degrees 53 minutes 08 seconds West along the East boundary of said subdivision a distance of 551.69 feet; thence run South 54 degrees 05 minutes 23 seconds East leaving said subdivision along the extension of and the southerly right of way of Depot Street a distance of 549.85 feet; thence run South 35 degrees 14 minutes 53 seconds West a distance of 160.23 feet to the POINT OF BEGINNING; thence continue South 35 degrees 14 minutes 53 seconds West a distance of 96.79 feet to the northeasterly right of way of Gunlock Mill Road being a point on a curve to the right, having a central angle of 29 degrees 52 minutes 02 seconds, a radius of 153.83 feet, and a chord distance of 79.29 feet along a bearing of South 70 degrees 35 minutes 23 seconds East; thence left 120 degrees 46 minutes 19 seconds to a tangent and run southeasterly along the arc of said right of way 80.19 feet; thence run tangent to curve South 55 degrees 39 minutes 24 seconds East a distance of 181.75 feet to the northwesterly right of way of Church Street being of a curve to the left, having a central angle of 37 degrees 41 minutes 58 seconds, a radius of 144.39 feet, a chord of 93.30 feet along a bearing of North 55 degrees 21 minutes 18 seconds East; thence left 50 degrees 08 minutes 23 seconds to tangent and run northeasterly along the arc of said right of way a distance of 95 feet; thence left 94 degrees 16 minutes 55 seconds from tangent and run North 57 degrees 46 minutes 38 seconds West a distance of 290.48 feet to the POINT OF BEGINNING.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.

3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record .

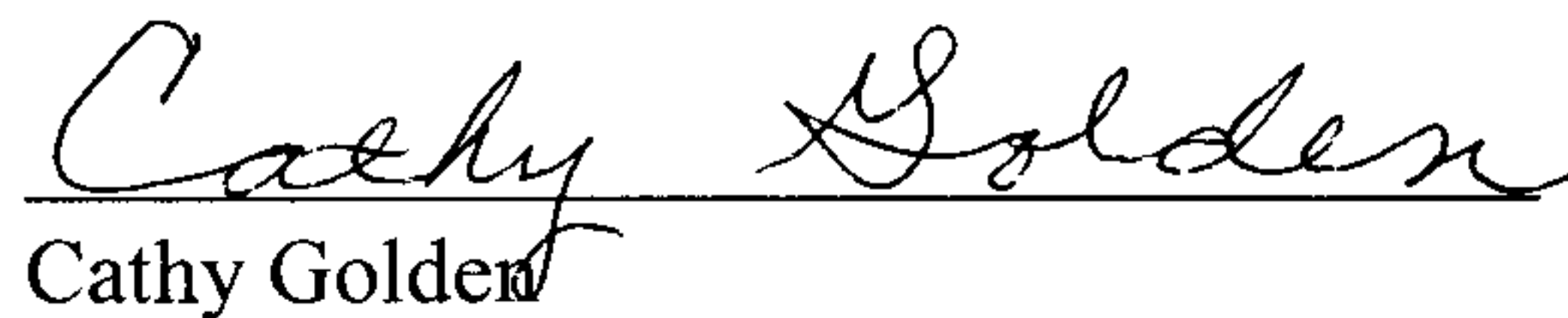
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of June 24, 2016.

GRANTORS:


James Howard Golden

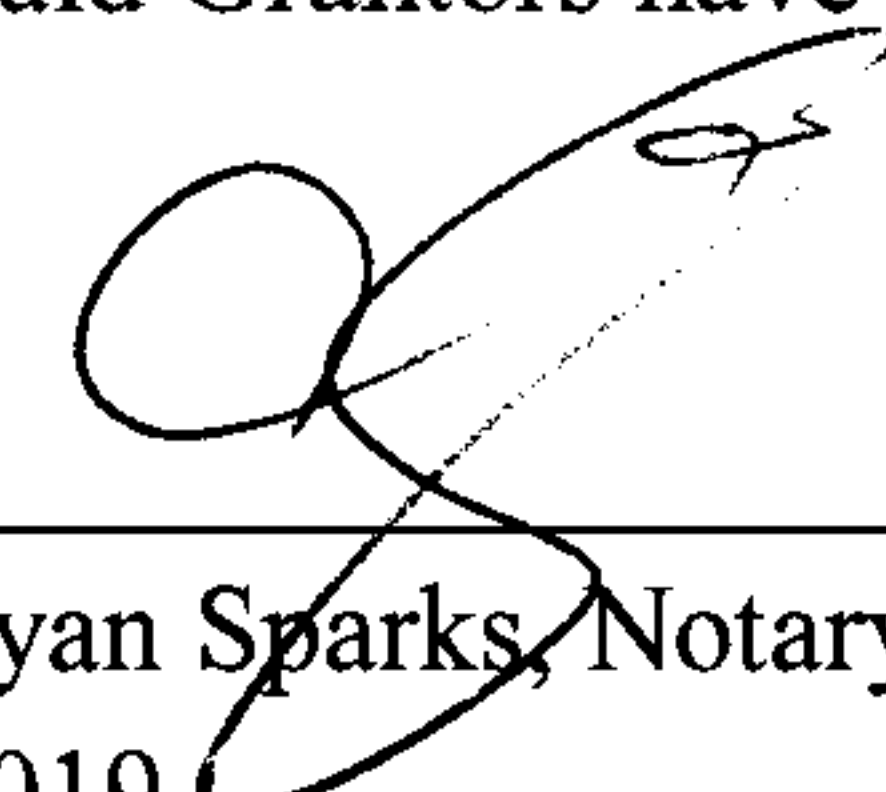

Cathy Golden


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**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that James Howard Golden and Cathy Golden, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, James Howard Golden and Cathy Golden each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of June 24, 2016.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

[Affix Seal Here]

Real Estate Sales Validation Form

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

Grantor's Name James Howard Golden
Mailing Address Cathy Golden
360 Church Street
Wilton, AL 35115

Grantee's Name Anne C. Hamilton
Mailing Address Stephanie N. Martin
360 Church Street
Wilton, AL 35115

Property Address 360 Church Street
Wilton, AL 35115

Date of Sale 6/24/16
Total Purchase Price \$ \$65,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 _____

Print C. Ryan Sparks

____ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) Circle one

Form RT-1