


Send Tax Notice To & This Instrument Prepared By:
Barry S. Thornton
6011 Chelsea Road
Chelsea, AL 35051


20160630000228070 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
06/30/2016 12:05:03 PM FILED/CERT

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 *Fifty Thousand Dollars (\$50,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, **James T. Daffron, III and Kathie Daffron, husband and wife**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Barry S. Thornton and Sherrie M. Thornton**, (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:


See Attached Exhibit "A" Legal Description

The grantor herein, James T. Daffron, III, is one and the same person as James Daffron, grantee in that certain Warranty Deed, Jointly For Life With Remainder To Survivor, as recorded at Instrument Number 1997-37588 in the Probate Office of Shelby County, Alabama.

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/or assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or 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 stated 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 said grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **27th day of June, 2016.**



_____ (Seal)
James T. Daffron, III


_____ (Seal)
Kathie Daffron

STATE OF ALABAMA
COUNTY OF SHELBY

I, **Bryan Gregg**, a Notary Public, in and for said County in said State, hereby certify that **James T. Daffron, III and Kathie Daffron**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this **27th day of June, 2016.**



Notary Public
My Commission Expires: **10-6-2019**

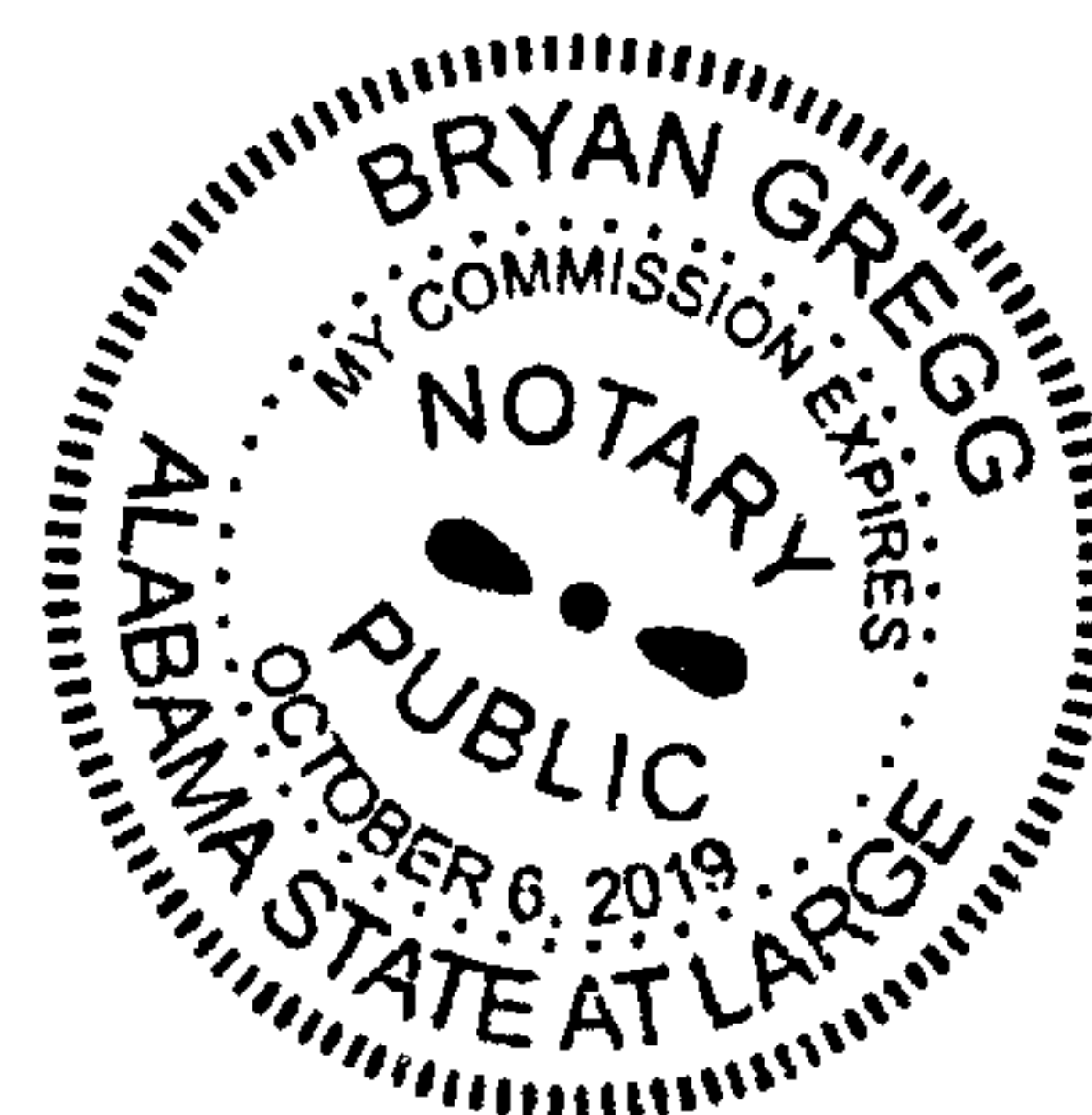
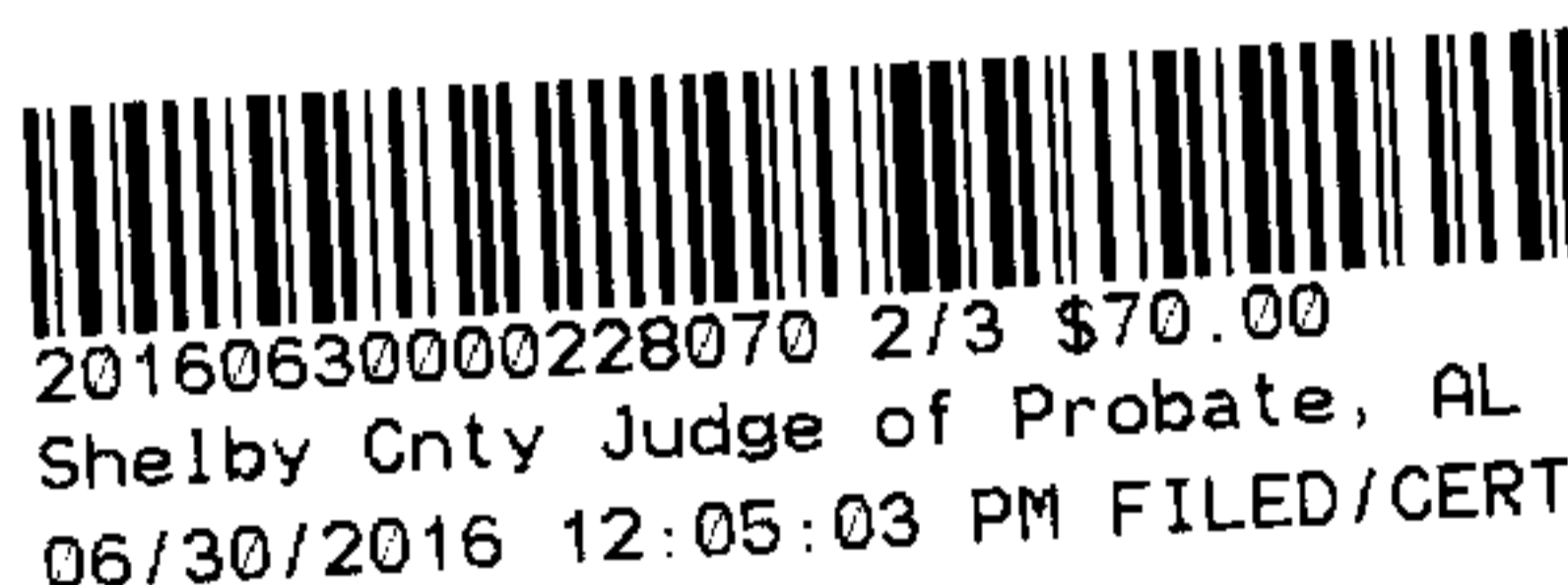


Exhibit "A" Legal Description

PARCEL I: A parcel of land in the Southwest Quarter of the Southwest Quarter of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama described as follows: From the Southwest corner of Section 23, Township 20 South, Range 1 West, run thence North along the West boundary of said Section 23 a distance of 311.60 feet to the POINT OF BEGINNING of herein described parcel; thence continue along said course a distance of 174.03 feet; thence turn 98 degrees, 09 minutes, 23 seconds right and run 243.14 feet; thence turn 27 degrees, 39 minutes, 13 seconds left and run 94.18 feet; thence turn 32 degrees, 19 minutes, 16 seconds right and run 365.81 feet to a point on the West boundary of Shelby County Highway Number 47 (80 foot right-of-way); thence turn 88 degrees, 23 minutes, 58 seconds right and run 376.40 feet along said highway boundary; thence turn 78 degrees, 06 minutes, 22 seconds right and run 354.39 feet; thence turn 95 degrees, 31 minutes, 02 seconds right and run 245.00 feet; thence turn 86 degrees, 48 minutes, 18 seconds left and run 281.99 feet to the POINT OF BEGINNING of herein described parcel; being situated in Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



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 T. Daffron, III and
Mailing Address Kathie Daffron
311 Shelby Springs Farms
Calera, AL 35040

Grantee's Name Barry S. Thornton and
Mailing Address Sherrie M. Thornton
6011 Chelsea Road
Columbiana, AL 35051

Property Address 6011 Chelsea Road
Columbiana, AL 35051
(land only parcel)

Date of Sale June 27, 2016
Total Purchase Price \$ 50,000.00
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 _____

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 6-27-16

Print Barry S. Thornton

Unattested Bryan Gregg
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

2016063000228070 3/3 \$70.00
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