

SEND TAX NOTICE TO:

(Name) **Emily E. Morris & Robert C. Morris**
(Address) **300 River Oaks Circle**
Helena, AL 35080

This instrument was prepared by:

Marlow & Salyer, LLC
Attorney at Law
1111 17th Ave.
Calera AL 35040


20160830000314760 1/2 \$155.50
Shelby Cnty Judge of Probate, AL
08/30/2016 02:02:45 PM FILED/CERT

Shelby County, AL 08/30/2016
State of Alabama
Deed Tax: \$135.50

CORRECTED WARRANTY DEED, WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

}

That in consideration of no funds being paid and this deed being recorded for the purpose of correcting a former deed, the undersigned grantors **Robert C. Morris and Emily E. Morris, husband and wife**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Robert C. Morris and Emily E. Morris, husband and wife**, and to **Ronald L. Jones and Carole M. Jones, husband and wife**, (herein referred to as the 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 706, ACCORDING TO THE FINAL PLAT OF RIVERDOWNS, SEVENTH SECTOR, PHASE 1, AS SET OUT IN MAP BOOK, 35, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

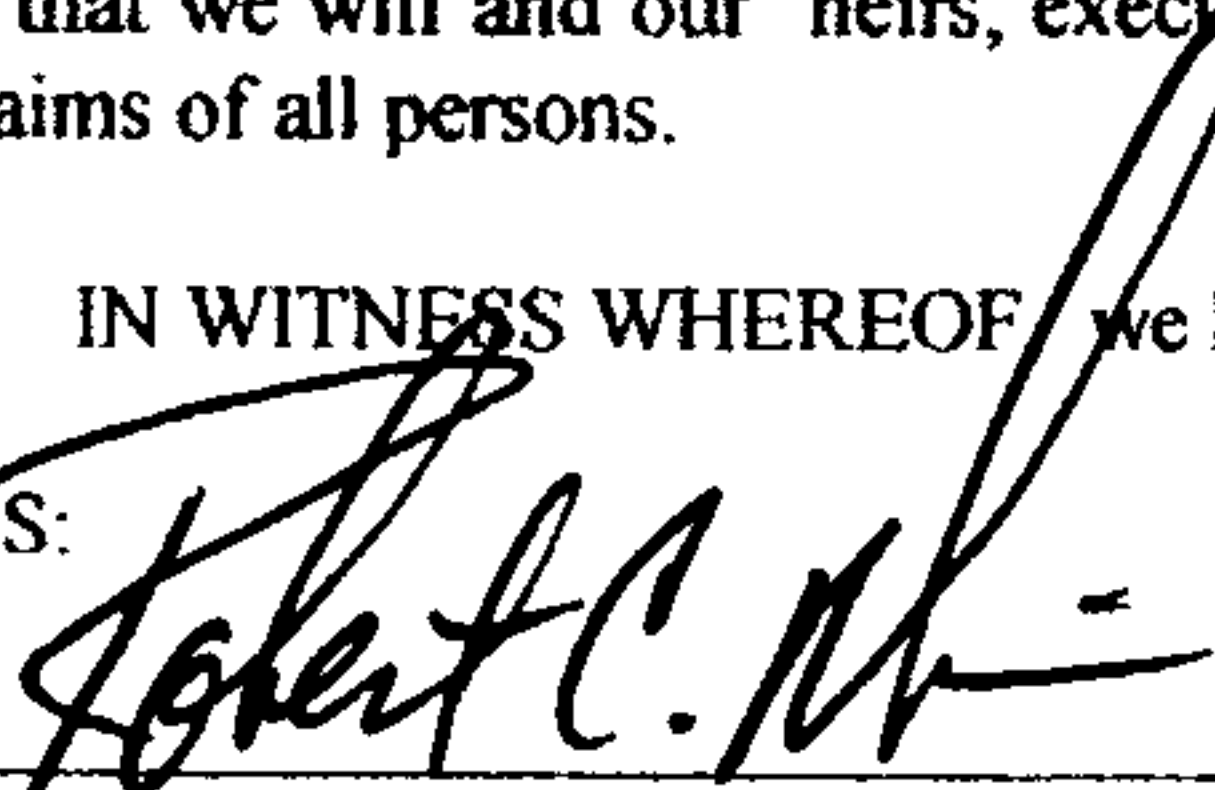
Less and Except Minerals and Mining Rights. This Deed prepared without the benefit of a title search

TO HAVE AND TO HOLD Unto the said Grantees, 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

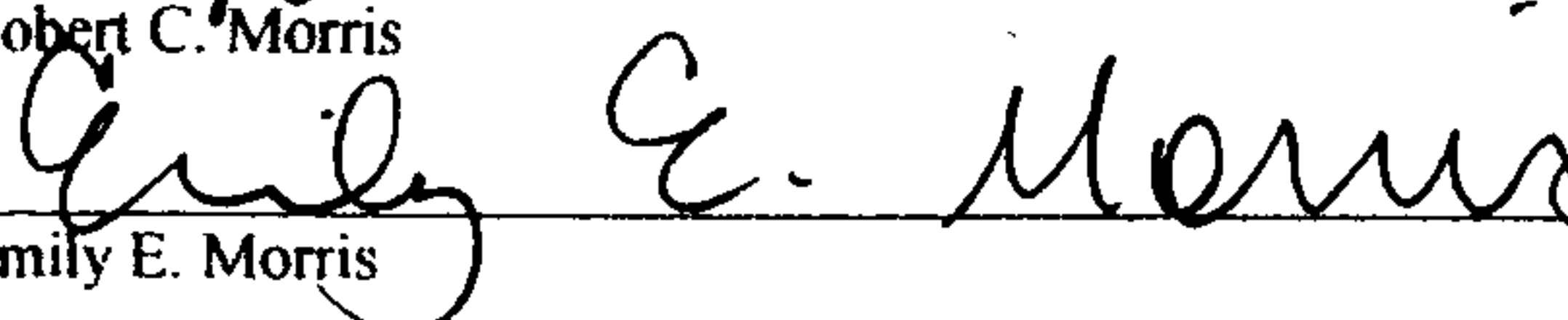
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as foresaid; that we will and 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 set our hand(s) and seal(s) on this the 18th day of August, 2016.

WITNESS:


Robert C. Morris

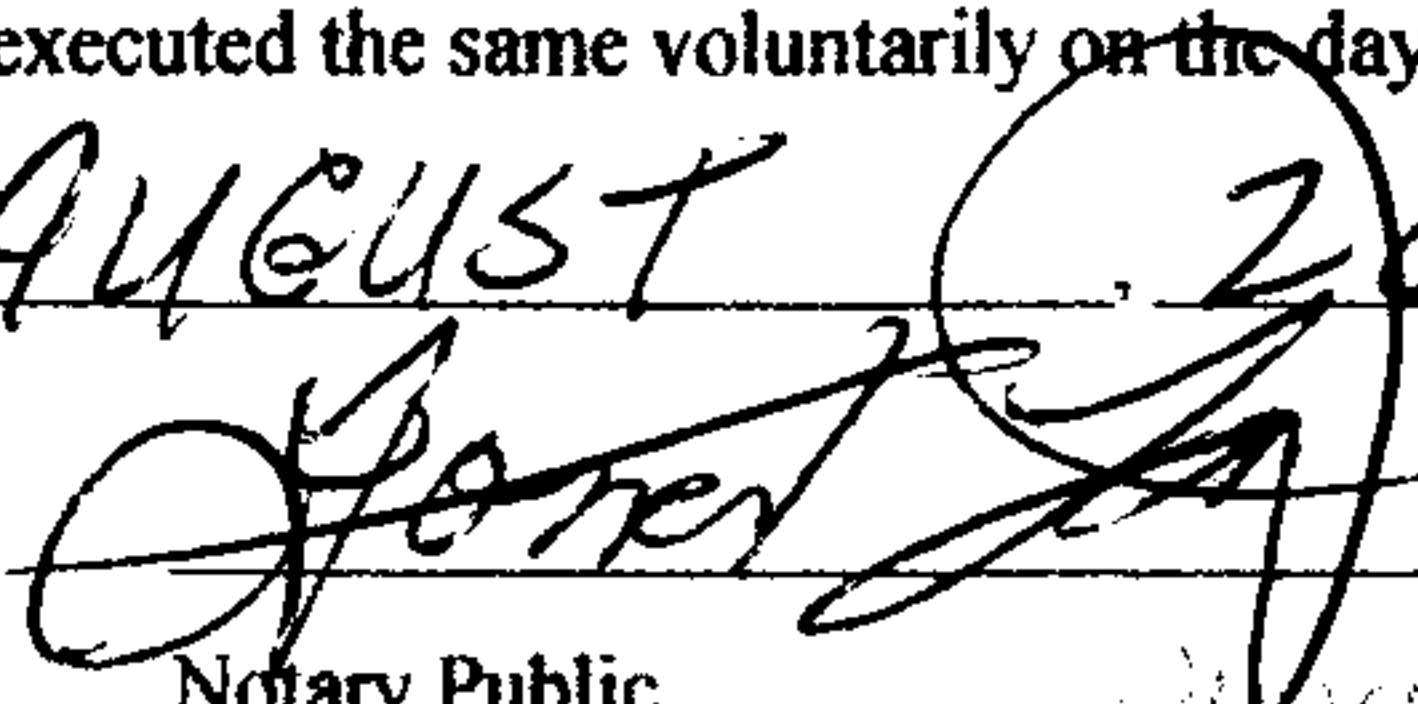
(Seal)


Emily E. Morris

(Seal)

I, Forrest Little Jr., a Notary Public in and for said County, in said State, hereby certify that Robert C. Morris and Emily E. Morris, husband and wife, 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 the same bears date.

Given under my hand and seal this 18 day of AUGUST, 2016.


Notary Public

My Commission Expires MY COMMISSION EXPIRES 7-30-2018

Real Estate Sales Validation Form

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

Grantor's Name Robert Morris
Mailing Address 300 River Oaks Cir
Helena 35080

Grantee's Name Ronald Jones
Mailing Address 132 Kings Crest Ln
Pelham 35124

Property Address 300 River Oaks Cir
Helena 35080

Date of Sale 8/18/16
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 270,400 1/2 = 135,200

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 _____

Print Emily Morris

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1