


SEND TAX NOTICE TO:  
(Name) George Lovejoy  
(Address) 4730 Highway 20  
Calera, AL 35040

This instrument was prepared by:

Jeffrey W. Salyer, Attorney at Law  
Marlow & Salyer, LLC  
Attorneys at Law  
1111 17<sup>th</sup> Ave.  
Calera, AL 35040

  
20160919000340550 1/2 \$23.00  
Shelby Cnty Judge of Probate, AL  
09/19/2016 10:42:59 AM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIORSHIP**

STATE OF ALABAMA                                }  
  }  
SHELBY COUNTY                                 }           **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of ONE THOUSAND DOLLARS and no cents (\$1,000.00) and other valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, GEORGE LOVEJOY, (herein referred to as grantor) do grant, bargain, sell and convey unto George Lovejoy, a married man, Sandi D. Lovejoy, a married woman, and Lonnie W. Lovejoy, a single man, (herein referred to as the GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Begin at the NE corner of Section 19, Township 22, Range 3 West, Shelby, County, Alabama; thence West along the North boundary line of said Section a distance of 1133 feet to the Western boundary line of the right of way of the Southern Railway Company; thence in a southwesterly direction along the Western boundary of said right of way a distance of 34.7 feet for a point of beginning; thence continue in a southwesterly direction along the western boundary line of said right of way a distance of 240.1 feet; thence in a westerly direction and parallel with the Northern boundary line of said Section 19 a distance of 249 feet to a street; thence North and along the Eastern boundary line of said street a distance of 208.71 feet to the Southern boundary line of the Tuscaloosa-Montevallo Road; thence East 367 feet to the point of beginning, containing 1.4 acres, more or less.**

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 as joint tenants, 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 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 foresaid; 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 set our hand(s) and seal(s) on this the 19 day of September, 2016

WITNESS:

George Lovejoy \_\_\_\_\_ (Seal)  
George Lovejoy

I, Leigha Goodman Marlow, a Notary Public in and for said County, in said State, hereby certify that George Lovejoy, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19 day of September, 2016

Leigha Goodman Marlow  
Notary Public  
My Commission Expires: 3/8/17

Shelby County, AL 09/19/2016  
State of Alabama  
Deed Tax: \$5.00



# Real Estate Sales Validation Form

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

Grantor's Name George Lovejoy  
Mailing Address 4590 Highway  
Calera AL  
35040

Grantee's Name SANDI & Lonnie Lovejoy  
Mailing Address 4590 Highway  
Calera AL  
35040

Property Address NA

Date of Sale 9-19-16  
Total Purchase Price \$ 9,820.00 1/2 interest

or  
Actual Value \$ 1/2 interest

or  
Assessor's Market Value \$ 4910.00



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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 ☐ Appraisal  
☐ Sales Contract ☒ Other TAX Assessor  
☐ 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in 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 9-19-16

Print George Lovejoy

☐ Unattested

Sign George Lovejoy  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)