

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY, COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00) dollars to the undersigned grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, **James England** and wife **Karen Jones England**, and **Jerry Shane Roberts** and wife **Laurie Jones Roberts**, (herein referred to as grantors) do grant, bargain, sell and convey unto **James England** and wife **Karen Jones England**, (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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1AA, of ROBERTS/ENGLAND FAMILY SUBDIVISION, as recorded in Map Book 46, Page 83, in the Office of Judge of Probate, 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 assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **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 27th day of October, 2016.

James England (Seal)
James England

Jerry Shane Roberts (Seal)
Jerry Shane Roberts

Karen Jones England (Seal)
Karen Jones England

Laurie Jones Roberts (Seal)
Laurie Jones Roberts

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

Shelby County, AL 10/28/2016
State of Alabama
Deed Tax: \$156.50


I, Jenny Roberts, a Notary Public in and for said County, in said State, hereby certify that James England, and wife Karen Jones England, 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 official seal this 27th day of October 2016.

Jenny Roberts
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment


20161028000396280 1/2 \$176.50
Shelby Cnty Judge of Probate, AL
10/28/2016 09:21:17 AM FILED/CERT

I, Jenny Roberts, a Notary Public in and for said County, in said State, hereby certify that Jerry Shane Roberts, and wife Laurie Jones Roberts, 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 official seal this 27th day of October 2016.

Jenny Roberts
Notary Public
my commission expires
2/19/17

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 England
Mailing Address 465 Old Oak Cove
Chelsea, AL 35043

Grantee's Name James England
Mailing Address 465 Old Oak Cove
Chelsea, AL 35043

Property Address 465 Old Oak Cove
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 312,130 1/2 = 156,065.

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 James England

☒ Unattested

Karen Melsen
(verified by)

Sign

James England

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

