

Prepared Without Benefit of Title Search or Survey

This instrument prepared by:

William T. Harrison, Sr.

Attorney at Law

106 S. Main Street

Post Office Box 902

Columbiana, Alabama 35051

(williamtharrison@bellsouth.net)

SEND TAX NOTICE TO:

Mattie Sue Shaw

P. O. Box 461

Columbiana, Alabama 35051

Shelby County, AL 11/15/2016
State of Alabama
Deed Tax: \$38.50

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20161115000420870 1/4 \$64.50
Shelby Cnty Judge of Probate, AL
11/15/2016 03:12:21 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE HUNDRED DOLLARS (\$100.00)** and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **MATTIE SUE SHAW**, a widow, (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **MATTIE SUE SHAW; MICHAEL DALE SHAW; LEONARD MARVIN SHAW** and **TERESA GAIL GREENE** (herein referred to as Grantees) as joint tenants with the right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD to the said Grantees as joint tenants with the right of survivorship and for and during their joint lives as joint tenants and upon the death of either of them, then to the survivors of them in fee simple, and to the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 15th day of November, 2016.

Mattie Sue Shaw
Mattie Sue Shaw,
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mattie Sue Shaw**, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 20

William Y. Harrison
Notary Public
My Commission Expires: 11-20-19

20161115000420870 2/4 \$64.50
Shelby Cnty Judge of Probate, AL
11/15/2016 03:12:21 PM FILED/CERT

EXHIBIT "A"

A lot in the Town of Columbiana, Alabama in the SW 1/4 of NW 1/4 of Section, 25, Township 21 S., Range 1 West, more particularly described as follows:

Beginning at a point on North side White House Street (Better known as Mildred Street) 50 feet West of corner of intersection of North line of Mildred Street and Catherine Street; and run West along the North line of Mildred Street 50 feet to East line of Carter lot (now belonging to L. F. Dorough); thence North along East line of Dorough lot 125 feet; thence East and parallel with Mildred Street 50 feet; thence South and parallel with Catherine Street 125 feet to point of beginning.

Also the following described parcel:

The West 50 feet of the South 20 feet of the following described property:

A parcel of land being a part of Lot 53, as described by the Plat of Columbiana, Alabama, in the SW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 25; thence run South along the West section line 1651.29 feet; thence turn left 110 degrees 51 minutes 49 seconds and run Northeast 463.67 feet to a point 25 feet (perpendicular South of the centerline of East College Street and the point of beginning; thence continue last course, parallel with said street 101.28 feet to a point on the West right of way of Kathrine Street (40-foot right of way); thence turn right 104 degrees 09 minutes 53 seconds and run South along said West right of way 202.64 feet; thence turn left 03 degrees 57 minutes 48 seconds and continue along said West right of way 41.31 feet; thence turn right 83 degrees 04 minutes 29 seconds and run Southwest and parallel with Mildred Street 100.00 feet; thence turn right 96 degrees 55 minutes 31 seconds and run North 41.31 feet; thence turn right 03 degrees 57 minutes 48 seconds and continue North 196.75 feet to the point of beginning. According to survey of Amos Cory, RLS #10550, dated November 21, 1968.


20161115000420870 3/4 \$64.50
Shelby Cnty Judge of Probate, AL
11/15/2016 03:12:21 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Mattie Sue Shaw
Mailing Address P. O. Box 461
Columbiana, Ala.
35051

Grantee's Name Mattie Sue Shaw, et. al.
Mailing Address P. O. Box 461
Columbiana, Ala.
35051

Property Address Lot in the SW1/4
of NW1/4 of
Sec. 25-21S-1w
Columbiana, Ala.

Date of Sale 11-15-16
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 5,000 - 3/4 = 38,250.

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 recording.

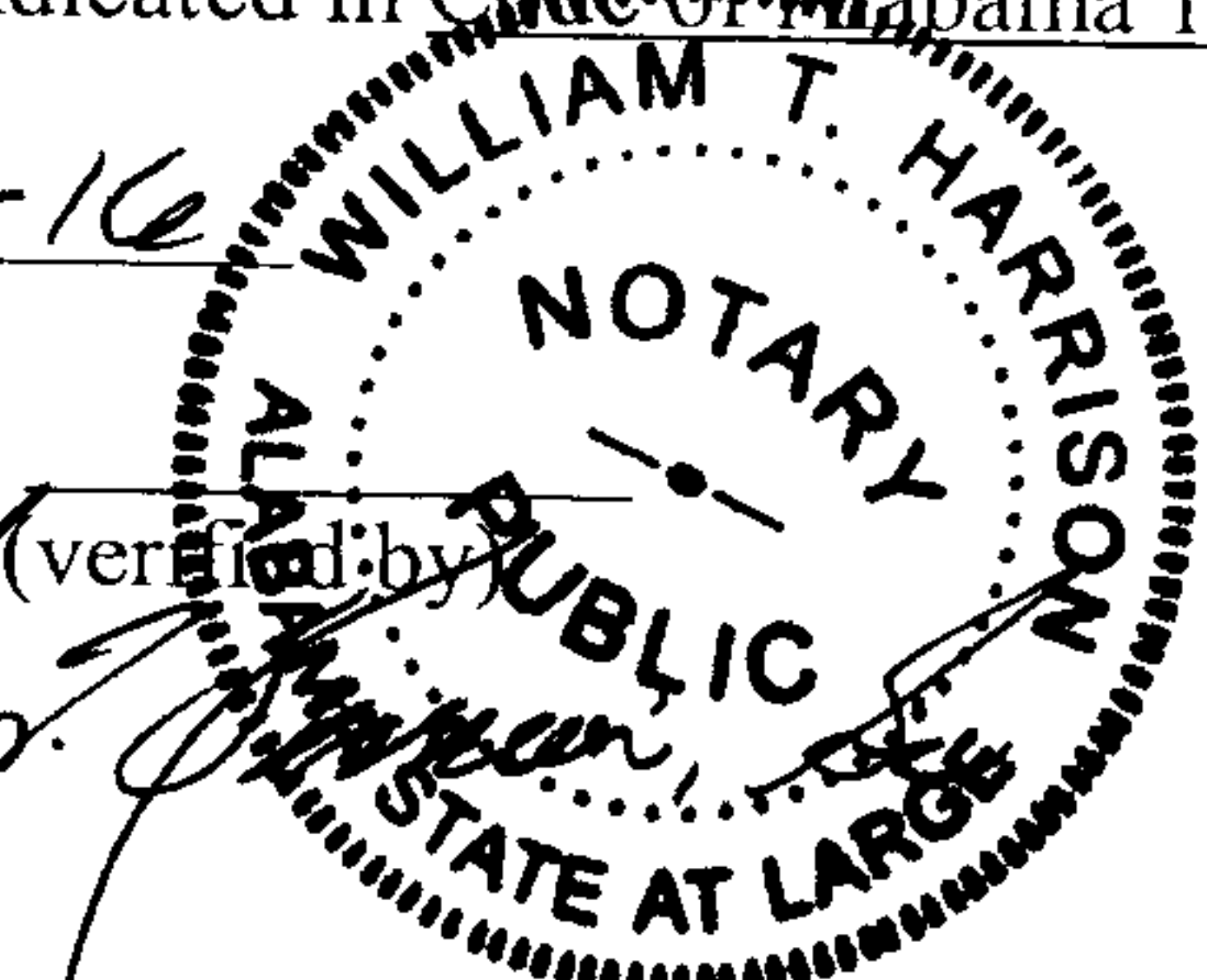
Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated 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, Section 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, Section 40-22-1 (h).

Date 11-15-16

☐ Unattested



Print Mattie Sue Shaw

Sign Mattie Sue Shaw
(Grantor/Grantee/Owner/Agent) circle one

