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03/01/2017 02:44:05 PM

DEEDS 1/3

This instrument was prepared by:
Marcus Hunt
2870 Old Rocky Ridge Road, Suite 160
Birmingham, AL 35243

Send Tax Notice to:
Rachel Lawley
161 Robin St
Calera, AL 35040

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

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

That in consideration of One Dollar and other good and valuable consideration—(\$1.00)—Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mildred H. Ellison, a married woman; and Rachel Lawley and husband, Jordan Matthew Lawley, whose mailing address is:

11402 County Rd 42 Temison, AL 35085

(herein referred to as grantors, do grant, bargain, sell and convey unto

Rachel Lawley and Jordan Matthew Lawley, whose mailing address is:
161 Robin St, Calera, AL 35040

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real property situated in SHELBY County, Alabama, the address of 161 Robin St, Calera, AL 35040 to wit:

Lot 6, according to the Survey of Nottingham, Phase 2, as recorded in Map Book 31, Page 62, in the Office of the Judge of Probate Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

The above described property is not the homestead of Mildred H. Ellison, nor her spouse, as referenced in Code Section 6-10-2.

TO HAVE AND TO HOLD to 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 said GRANTEES, their heirs and assigns, that I an (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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 17th day of February, 2017.

[Signature]
Witness:
[Signature]
Witness:
[Signature]
Witness:

Mildred H. Ellison
Mildred H. Ellison
Rachel Lawley
Rachel Lawley
Jordan Matthew Lawley
Jordan Matthew Lawley

General Acknowledgement

STATE OF ALABAMA)
COUNTY OF SHELBY)

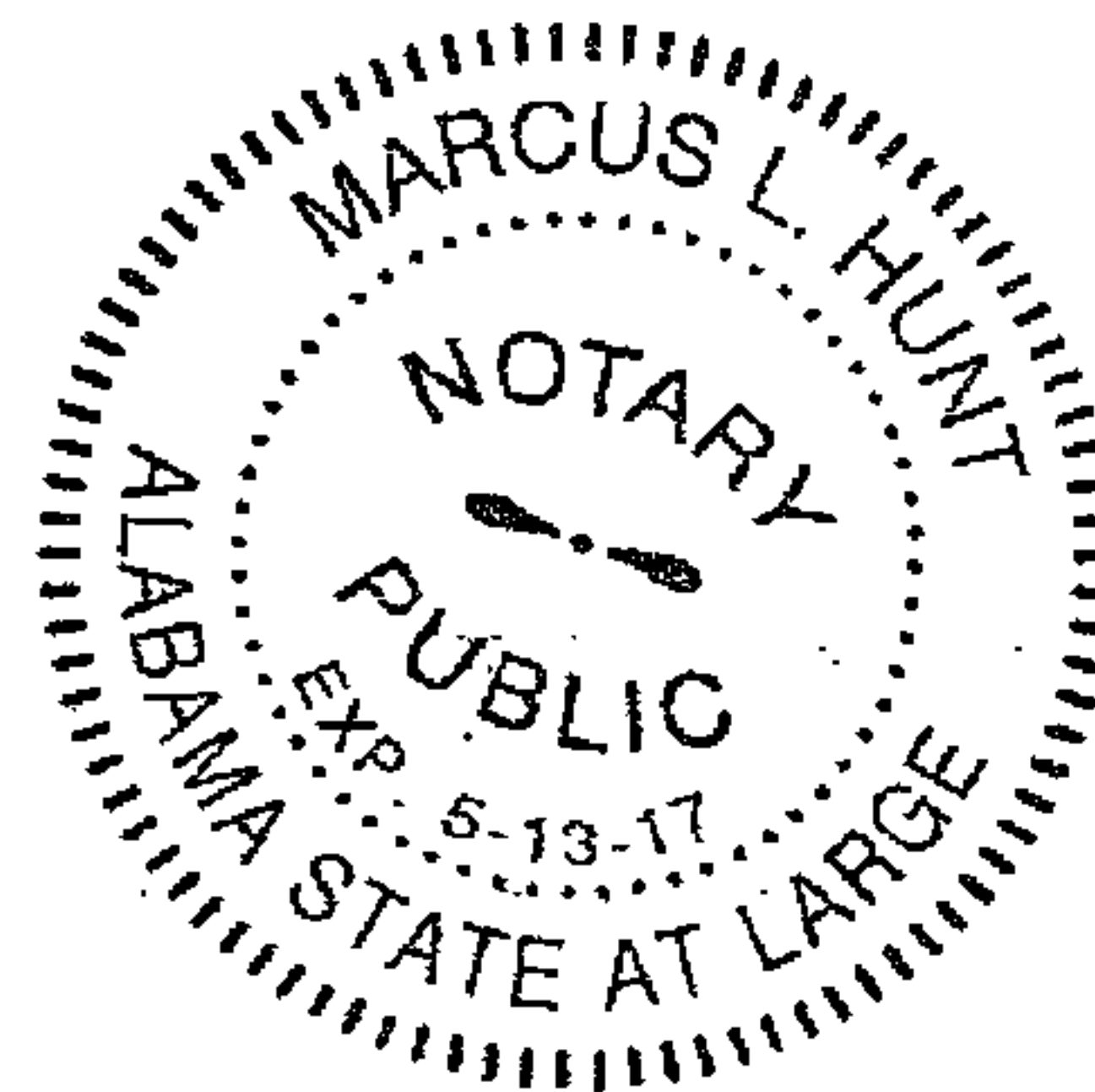
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mildred H. Ellison, a married woman; and Rachel Lawley and husband, Jordan Matthew Lawley**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2017.

My Commission Expires:

5/13/17

[Signature]
Notary Public



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Mildred H. Ellison
Mailing Address _____

_____Grantee's Name Rachel Lawley
Mailing Address Jordan Matthew Lawley
161 Robin St
Calera, AL 35040Property Address 161 Robin St
Calera, AL 35040

_____Date of Sale 2/17/17
Total Purchase Price \$ _____or
Actual Value \$ _____or
Assessor's Market Value 1/3 interest being conveyed
\$68,800.00

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 2/17/17Print Marcus Hunt

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/01/2017 02:44:05 PM
\$90.00 CHERRY
20170301000071270[Signature]**Form RT-1**