

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Andy Douglas
545 Hwy 57
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Seventeen Thousand Three Hundred Sixty and NO/00 Dollars (\$117,360.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Suzette C. Embry, a single woman and Dick V. Embry, a single man**, (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, **Andy Douglas and Sharon Douglas**, 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**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of March, 2017.

Shelby County: AL 03/20/2017
State of Alabama
Deed Tax: \$117.50

Suzette C. Embry
Suzette C. Embry

Dick V. Embry
Dick V. Embry

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Suzette C. Embry, who 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, 2017.

Notary Public
Notary Public

My Commission Expires: 9-11-19

(ADDITIONAL NOTARY ACKNOWLEDGMENT ATTACHED)

20170320000093180 1/4 \$141.50
Shelby Cnty Judge of Probate, AL
03/20/2017 03:15:29 PM FILED/CERT

STATE OF Arizona
COUNTY OF Pima

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dick V. Embry, who 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 he executed the same voluntarily on the day the same bears date.

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

Dianne Bradshaw
Notary Public

My Commission Expires: April 5, 2018



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Begin at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 2 East, Shelby County, Alabama; thence run North along the East line of said 1/4-1/4 section a distance of 500.00 feet; thence turn left and run West and parallel to the south line of said 1/4-1/4 section a distance of 62 feet, more or less, to the center of an existing county road; thence turn left and run southerly along said county road, centerline to the South line of said 1/4-1/4 section; thence turn left and run East along said South line a distance of 111.72 feet to the point of beginning.

PARCEL II:

The SE 1/4 of SE 1/4 of Section 28, Township 18, Range 2 East, Shelby County, Alabama.
LESS AND EXCEPT one acre previously deeded to Cleve and Lola Ogletree in 1954 or 1955 in Deed Book 186, Page 446. ALSO LESS AND EXCEPT Real Book 32, Page 290, recorded in the Probate Office of Shelby County, Alabama.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

Grantor's Name Suzette C. & Dick V. Embry
Mailing Address 46180 Hwy 25
Vincent, AL 35178

(Buyer)

Grantee's Name Andy Douglas & Sharon Douglas
Mailing Address 545 Hwy 57
Vincent, AL 35178

Property Address: 46180 Hwy 55
Vincent, AL
Shelby County, Alabama

Date of Sale 3-20-17

Total Purchase Price \$ 117,360.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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 3-20-17

X Sign Sharon Douglas
(Grantor Grantee Owner/Agent circle one)
X Print Sharon Douglas

☐ Unattested

(Verified by)



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