

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE,
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Shirlene M. Epperson
60 Berry Lane
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20170412000123300 1/2 \$139.00
Shelby Cnty Judge of Probate, AL
04/12/2017 09 36 03 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED TWENTY THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$120,700.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Shirlene M. Epperson, a widow** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Shirlene M. Epperson and David W. Epperson**, (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Commence at the Northeast corner of NE ¼ of NE ¼ of Section 11, Township 24, Range 12 East and run South along the East line of said forty acres a distance of 495 feet to a point: being the point of beginning of the lot herein described; thence continue in same distance South and along the East line of said ¼- 1/4 Section 165 feet to a point; thence run South 86 degrees 30 minutes West 238 feet to a point on the East line of Caton Drive; thence run North 7 degrees East and along the East line of Caton Drive 165 feet to a point; thence run North 86 degrees 30 minutes East 228 feet to point of beginning.

SUBJECT TO: Transmission line permits to Alabama Power company recorded in Deed book 101, page 117, Deed Book 231, Page 254, and in Deed Book 241, Page 881, in the Probate Office of Shelby County, Alabama.

Commence at the Northwest corner of Fractional Section 12, Township 24 North, Range 12 East, and run South along the West line of said Fractional Section 12, a distance of 510 feet to the point of beginning of the lot herein conveyed; thence continue South along the West line of said Fractional Section 12 a distance of 150 feet; thence run in an Easterly direction and parallel to the South line of a 30 foot dirt roadway, running along the Northerly line of the property herein described, a distance of 236.5 feet to the West line of a 30 foot road right-of-way; thence in a Northerly direction along the West line of said 30 foot road right-of-way to the South line of a 30 foot roadway running along the Northerly line of the lot being herein conveyed; thence run in a Westerly direction along the South line of said road right-of-way to the point of beginning of the lot herein conveyed.

Lot or Site 153, according to the Alabama Power Company survey of Alabama Power Company Recreational Cottage Site Sector 7, located on lay Dam Reservoir as recorded in Map Book 23, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, together with the non-exclusive right to use any access easement serving said lot as shown on the referenced drawing or plat.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

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, 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 10 day of April, 2017.

Shelby County, AL 04/12/2017
State of Alabama
Deed Tax: \$121.00

STATE OF ALABAMA)
COUNTY OF SHELBY)


Shirlene M. Epperson

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Shirlene M. Epperson**, whose is 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of April, 2017.


Notary Public
My Commission Expires: 10/20/2020

Grantor's Name
Mailing Address

Shirlene M. Epperson
60 Berry Lane
Montevallo, AL
35115

Grantee's Name
Mailing Address

Shirlene M. Epperson
David W. Epperson
60 Berry Lane
Montevallo, AL 35115

Property Address

60 Berry Lane
Montevallo, AL 35115
300 Tanglewood Way
Shelby, AL 35143
50%

Date of Sale

Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$

120,700.00

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 City Tax Assessment Record 2017

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

Shirlene M. Epperson

Sign

(Signature)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170412000123300 2/2 \$139.00
Shelby Cnty Judge of Probate, AL
04/12/2017 09:36:03 AM FILED/CERT