

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:

Robby R. Keeton, Jr. and Carmela F. Keeton
4185 Chelsea Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY THOUSAND FOUR HUNDRED EIGHTY AND NO/00 DOLLARS (\$40,480.00)**, 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, ***Roland Foster and Deloris Foster, Husband and Wife*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Robby R. Keeton, Jr. and Carmela F. Keeton*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Lot 1, according to the re-survey of Parcels 15-8-34-0-000-006.000 and 15-8-34-0-000-008.001, recorded in Map Book 47, Page 66 as Instrument No. 20170404000112270, in the Office of the Judge of Probate, Shelby County, Alabama.

A minor subdivision situated in the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama.

SUBJECT TO:

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

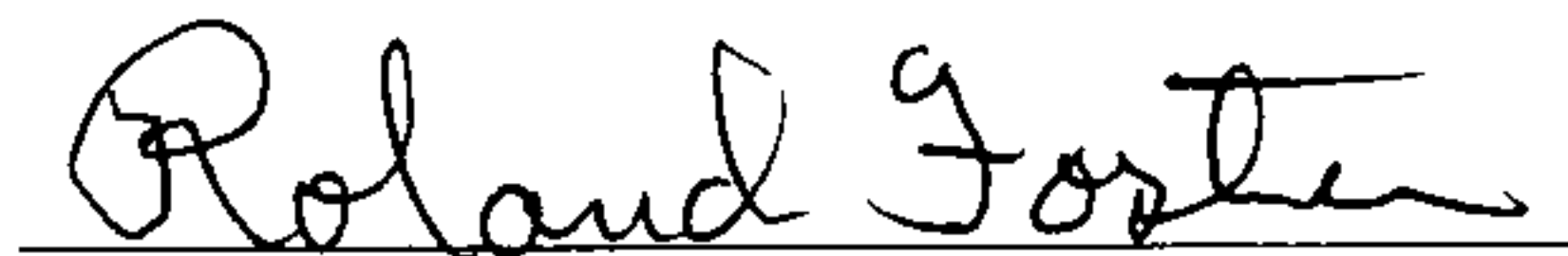

20170417000128580 1/2 \$58.50
Shelby Cnty Judge of Probate, AL
04/17/2017 08:46:50 AM FILED/CERT

Deloris F. Foster and Delores L. Foster are one in the same person

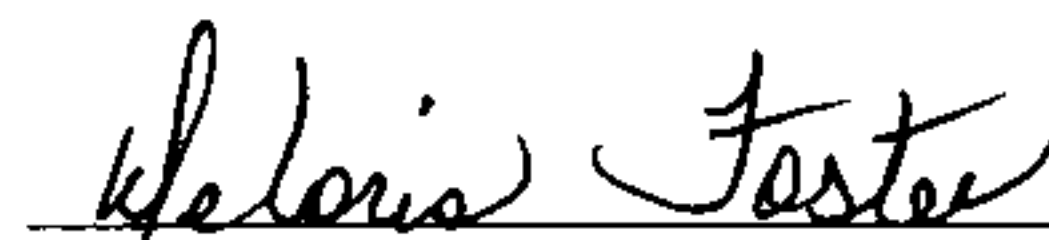
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 14th day of April, 2017.



Roland Foster



Deloris Foster

Shelby County, AL 04/17/2017
State of Alabama
Deed Tax: \$40.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Roland Foster and Deloris Foster***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, 2017.





Notary Public

My Commission Expires: 9/22/2020

Real Estate Sales Validation Form

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

Grantor's Name Roland Foster
Mailing Address Deloris Foster
4185 Chelsea Road
Columbiana, AL 35051

Grantee's Name Robby Keeton
Mailing Address Carmela Keeton
4185 Chelsea Road
Columbiana, AL 35051

Property Address Lot 1
Columbiana, AL 35051

Date of Sale 4-14-17

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 40,480.00



20170417000128580 2/2 \$58.50
Shelby Cnty Judge of Probate, AL
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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 tax value

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 4-14-17

Print Roland Foster

☐ Unattested

Sign

Roland Foster

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1