

THIS INSTRUMENT PREPARED BY:
HUGH C. HENDERSON, ESQUIRE
BURTTRAM & HENDERSON
3414 Old Columbiana Road
Birmingham, AL 35226

SEND TAX NOTICE TO:
JEANELLE C. EVANS
1650 Arabian Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY)

That in consideration of One and no/100s (\$1.00) Dollar, and other good and valuable consideration, I, JEANNIE ROBBINS EVANS, as the Grantor of the Jeannie Robbins Trust, do grant, bargain, sell and convey unto JEANELLE C. EVANS and HUSBAND, GLENN RICHARD EVANS (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Subject to existing easements, conditions, restrictions, mortgages, encumbrances, taxes, rights of way, and defects of record.


SOURCE OF TITLE: Instrument Number -20130730000309770, Recorded July 30, 2013.

Note: JEANELLE C. EVANS, Grantor was formerly known as JEANNIE ROBBINS with the JEANNIE ROBBINS TRUST being her trust as restated on May 31, 2004, and subsequently amended. Also, the sole purpose of this deed is to place title to the property back into the Grantees names and do so in survivorship with Grantor JEANNIE ROBBINS EVANS being one and the same as Grantee JEANELLE C. EVANS.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, We have hereunto set our hands and seals this 1st day of May, 2017.


JEANNIE ROBBINS EVANS,
Grantor of the Jeannie Robbins Trust

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JEANNIE ROBBINS EVANS, Grantor, whose name 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 and of her own free will, on the day the same bears date, and in her capacity as the Grantor of the JEANNIE ROBBINS TRUST.

Given under my hand and official seal this 1st day of May, 2017.



20170501000148500 1/3 \$352.50
Shelby Cnty Judge of Probate, AL
05/01/2017 11:27:35 AM FILED/CERT


NOTARY PUBLIC

My Commission Expires: 2/9/18

Affix Seal

Shelby County, AL 05/01/2017
State of Alabama
Deed Tax: \$331.50

LEGAL DESCRIPTION
FOR
THE JEANNIE ROBBINS TRUST
TO
JEANELLE C. EVANS AND GLENN RICHARD EVANS

Part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 21 South, Range 2 West, being more particularly described as follows:
Begin at the Northwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 21 South, Range 2 West and run in an Easterly direction along the Northerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 302.69 feet to the point of beginning; thence continue along the last stated course a distance of 1049.64 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence 86 deg. 27' 09" to the right in a southerly direction and along the Easterly line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 932.57 feet to a point; thence 93 deg. 34' 41" to the right in a Westerly direction a distance of 1044.11 feet to a point; thence 86 deg. 04' 49" to the right in a Northerly direction a distance of 932.01 feet to the point of beginning.

Being the same property conveyed by Herbert R. Maulitz and Joy F. Maulitz to Richard A. Clayton, Jr. by deed dated May 31, 1961 and filed June 27, 1961 at 8 o'clock A.M. and recorded in Deed Book 216 page 240 in Probate Office, Shelby County, Alabama.



20170501000148500 2/3 \$352.50
Shelby Cnty Judge of Probate, AL
05/01/2017 11:27:35 AM 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 THE JEANNIE
Mailing Address ROBBINS TRUST

Grantee's Name JEANELLE C. EVANS
Mailing Address 1650 ARABIAN RD.
COLUMBIANA, AL
35051

Property Address _____

Date of Sale 5/1/17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 662,990 1/2 = 331,495

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 ASSESSMENT

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 5/1/17

Print JEANELLE C. EVANS

☒ Unattested

Karen Melson
(verified by)

Sign

Jeanelle C. Evans
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170501000148500 3/3 \$352.50
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