

20170502000150500
05/02/2017 08:31:13 AM
DEEDS 1/2

This Instrument was Prepared by:
James Robert Cain
297 Cain Road
Chelsea, AL 35043

Send Tax Notice To: Christopher Wade Alverson
Christy Haynes Alverson
297 Cain Road
Chelsea, AL 35043

WARRANTY DEED

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **James Robert Cain, as the sole heir at Law of Joanne W. Cain by Administration of her Estate, Case Number PR-2016-000836, Probate Office, Shelby County, Alabama** (herein referred to as grantor), does grant, bargain, sell and convey unto **Christopher Wade Alverson and Christy Haynes Alverson** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Begin at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama; thence run N 88°08'03" W for 1329.48 feet to the NW corner thereof; thence run S 0°00'36" E for 1303.65 feet to the SW corner thereof; thence run S 88°03'36" E, along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 778.87 feet; thence run N 0°00'46" E for 887.95 feet; thence run S 88°08'49" E for 550.00 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence run N 0°01'47" E for 416.56 feet to the Point of Beginning.

Easement for Ingress, Egress and Utilities

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama; thence run N 88°03'36" W for 32.94 feet to the centerline of Cain Road, and the Point of Beginning of a 20 foot easement lying 10 feet on either side of the following described centerline; thence run N 9°17'39" W for 443.53 feet; thence run N 51°00'31" E for 121.99 feet to a point that is 10 feet West of the East line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence run N 0°01'47" E 10 feet West of and parallel to said East line for 232.81 feet; thence run N 18°06'37" W for 149.62 feet to the end of said Easement.

According to the survey prepared by ALLSURV, LLC 205-663-4251, S. M. Allen PLS No. 12944 dated April 13, 2017

Purchase money mortgage in the amount of \$144,000.00 closed simultaneously herewith.

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 served 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF James Robert Cain, as Personal Representative of the Estate of Joanne W. Cain, who is authorized to execute this conveyance have hereunto set my hand and seal this 28th day of April, 2017.

 personal representative

James Robert Cain, as the sole heir at Law of
Joanne W. Cain by Administration of her Estate,
Case Number PR-2016-000836, Probate Office,
Shelby County, Alabama

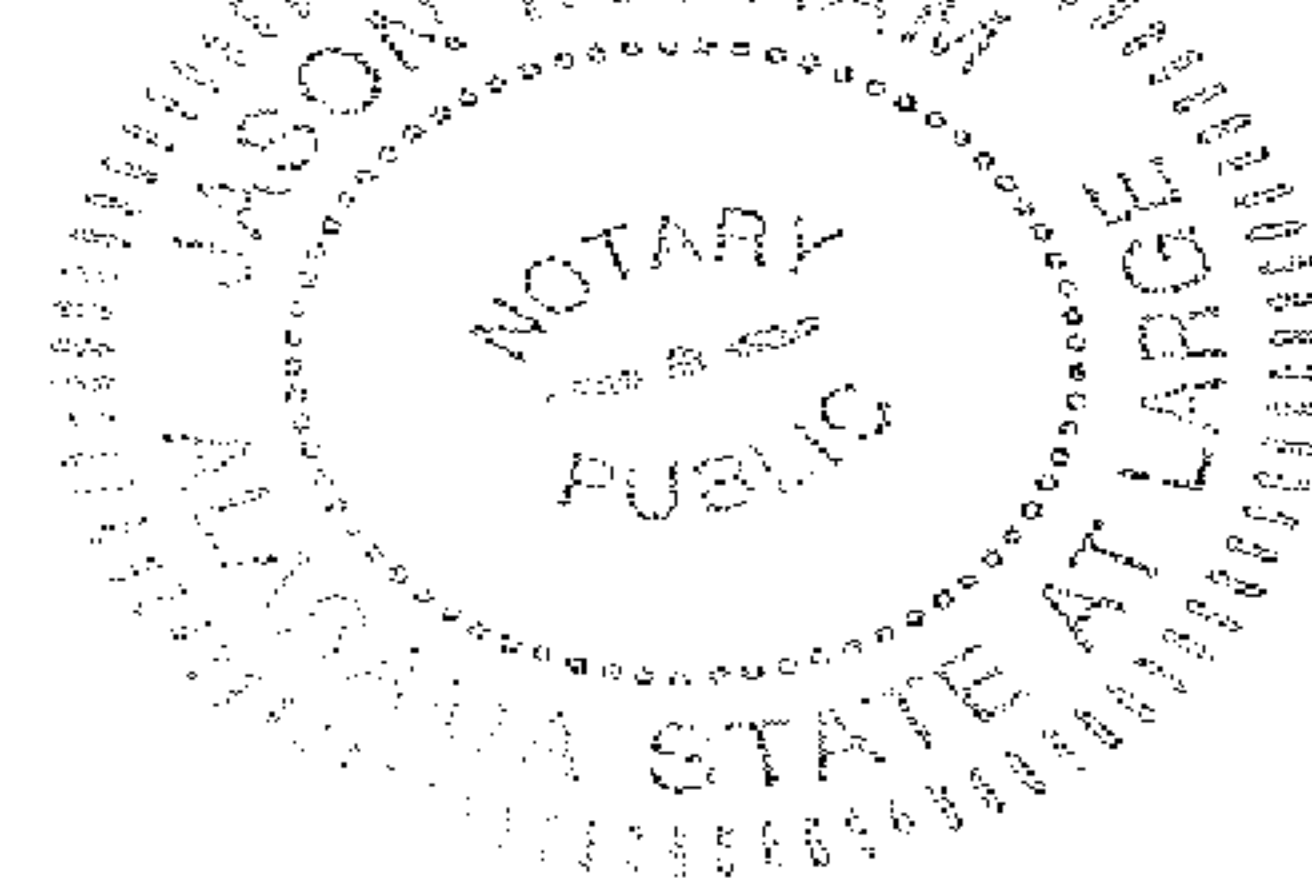
State of Alabama


} General Acknowledgment

Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **James Robert Cain, as the sole heir at Law of Joanne W. Cain by Administration of her Estate, Case Number PR-2016-000836, Probate Office, Shelby County, Alabama** 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 he as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of April, 2017.




Notary Public
Jason Ingram
My commission Expires
July 15th, 2019

19⁰⁰
56⁰⁰
75⁰⁰

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name James Robert Cain, as the sole heir
at Law of Joanne W. Cain by
Administration of her Estate, Case
Number PR-2016-000836, Probate
Office, Shelby County, Alabama

Grantee's Name Christopher Wade Alverson
Christy Haynes Alverson

Mailing Address 297 Cain Road
Chelsea, AL 35043

Mailing Address 297 Cain Road
Chelsea, AL 35043

Property Address 297 Cain Road
Chelsea, AL 35043

Date of Sale April 28, 2017
Total Purchase Price \$200,000.00

or

Actual Value

or

Assessor's Market Value



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/02/2017 08:31:13 AM
\$74.00 CHERRY
20170502000150500

James Robert Cain

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 of 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 April 28, 2017

Print James Robert Cain, Personal Representative

Unattested

Sign *James Robert Cain* PERSONAL REPRESENTATIVE
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1