

STATE OF ALABAMA)
)
SHELBY COUNTY)


20170601000192540 1/3 \$51.00
Shelby Cnty Judge of Probate, AL
06/01/2017 01:44:28 PM FILED/CERT

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE made this 15th day of June, 2017, between

CHARLOTTE ANN RHODES, a single woman

Hereinafter referred to as grantor, and

CHARLOTTE ANN RHODES and DAVID PANELL

Hereinafter referred to as Grantees,

W I T N E S S E T H

That the grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the grantees, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell and convey unto the Grantees, 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, all of their right, title and interest in and to the following described real estate, to-wit:

Lot 129, according to the Survey of Forest Parks, First Sector, as recorded in Map Book 22, Page 28A, B and C in the Office of the Judge of Probate of Shelby County, Alabama.

Draftsman makes no warranty as to the correctness of the description or ownership of the premises. No title examination has been performed and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements or any other matters affecting title to the premises.

TO HAVE AND TO HOLD unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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; that I have 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, the grantor has hereunto set her hand and seal on the day
and date first above written.


CHARLOTTE ANN RHODES

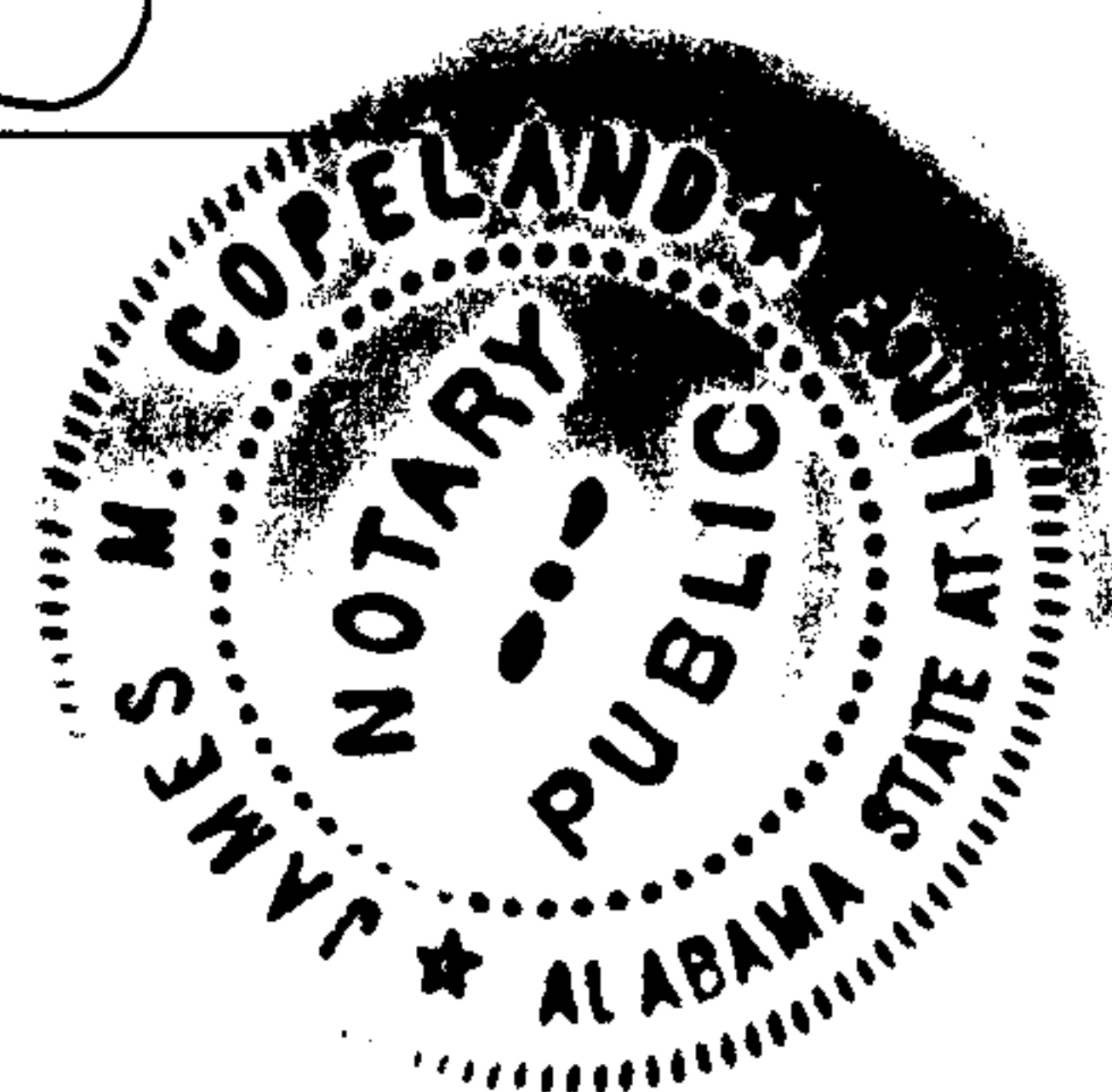
STATE OF ALABAMA

COUNTY OF ETOWAH

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Charlotte Ann Rhodes, 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 on the day the same bears date.

Given under my hand and official seal of office this the 1st day of JUNE, 2017.


NOTARY PUBLIC



This instrument prepared by
Copeland Law, LLP
816 Chestnut Street
Gadsden, Alabama 35901


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JMC/jc

To the best of our knowledge and belief that the information contained in this document is true and accurate. We understand that any false statements claimed in this document may result in the imposition of the penalty indicated in Section 40-22-1, Alabama Code (1975), in lieu of completion and recordation of Real Estate Sales Validation Form:

Grantor(s)' Mailing Address:

1815 Bernice Dr.
Cumming, GA. 30041

Purchase Price or Value verified by

Grantee(s)' Mailing Address:

1815 Bernice Dr.
Cumming, GA. 30041

Property Address:

214 Clairmont Rd
Sterret AL 35147

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Charlotte Rhodes
1815 Beckner PK
Cumming, Ga. 30041

Grantee's Name
Mailing Address

Charlotte Rhodes
Address Same
David Powell
2225 Islandway
Southside, AL. 35907

Property Address

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

60,000.00 1/2 Total
30,000.00



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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

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

6/1/17

Print

David Powell

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1