

20170707000242390
07/07/2017 12:46:36 PM
DEEDS 1/3

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Donald A. Duncan
Lyn W. Duncan
602 Highway 13
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

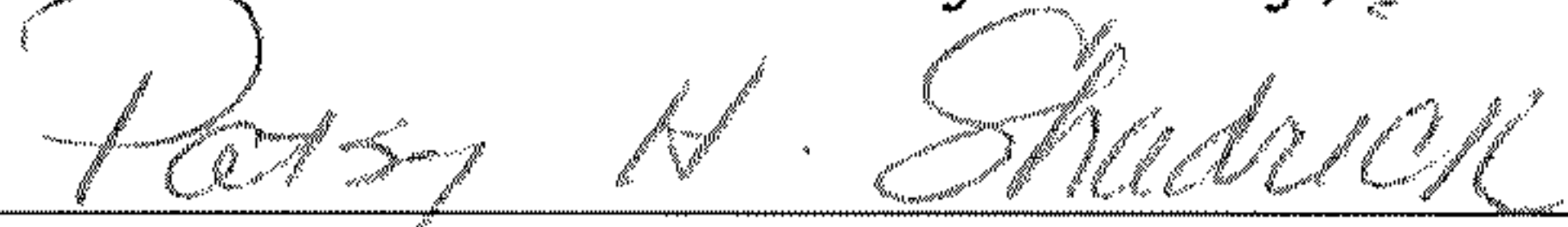
That in consideration of Five Hundred Ninety Thousand and 00/100 (\$590,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Patsy H. Shadrick**, an unmarried woman, do hereby grant, bargain, sell and convey unto **Donald A. Duncan** and **Lyn W. Duncan**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

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, I have hereunto set my hand and seal this 7th day of July, 2017.


Patsy H. Shadrick

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patsy H. Shadrick**, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2017.

My Commission Expires:
09/15/2020

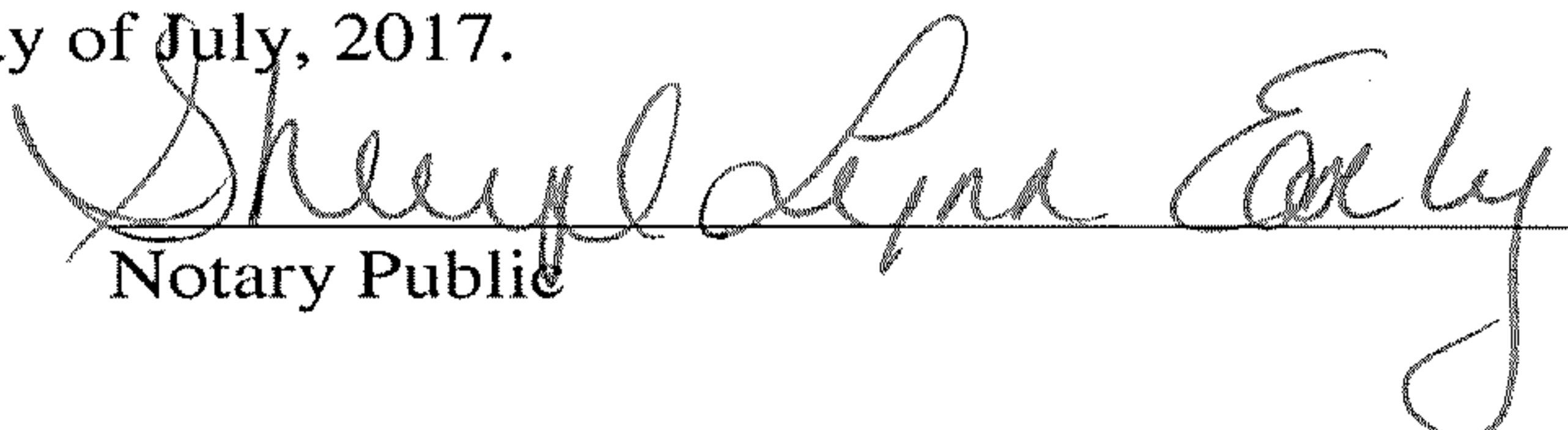

Notary Public

EXHIBIT "A"

Parcel 8-C, according to the Map and plat of a Resurvey of Whispering Pines Farms, as recorded in Map Book 13, Page 131, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama and run thence Westerly along the South line of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ -SW $\frac{1}{4}$ of said Section 12 a distance of 1543.04 feet to the point of beginning of the property being described; thence continue along last described course on a bearing of South 87 degrees 00 minutes 29 seconds West a distance of 563.30 feet to a point; thence run North 6 degrees 51 minutes 00 seconds West a distance of 1593.89 feet to a point on the South margin of Shelby County Road No. 13; thence run South 85 degrees 39 minutes 46 seconds East along said margin a distance of 345.00 feet to a point; thence run South 6 degrees 51 minutes 00 seconds East a distance of 473.14 feet to a point; thence run North 83 degrees 09 minutes 00 seconds East a distance of 223.58 feet to a point; thence run South 6 degrees 51 minutes 00 seconds East a distance of 1,077.16 feet to the point of beginning.

Subject to:

1. Taxes for the year 2017 and subsequent years, not yet due and payable;
2. Easement(s), building line(s) and restriction(s) as shown on recorded map;
3. Right-of-way granted to Alabama Power Company recorded in Real 133, Page 607;
4. Restrictions appearing of record in Inst. No. 2004-17542.

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

Grantor's Name Patsy H. Shadrick

Mailing Address 602 Highway 13
Helena, AL 35080Grantee's Name Donald A. Duncan
Lyn W. DuncanMailing Address 602 Highway 13
Helena, AL 35080Property Address 602 Highway 13
Helena, AL 35080

Date of Sale July 7, 2017

Total Purchase Price \$590,000.00

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
 07/07/2017 12:46:36 PM
 \$611.00 CHERRY
 20170707000242390

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

☐	Bill of Sale	☐	Appraisal
☐	Sales Contract	☐	Other
☒	Closing Statement		

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 July 7, 2017

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one