

SEND TAX NOTICE TO:
Hairston
428 Laurel Wood Trace
Helena, AL 35080

THIS INSTRUMENT

PREPARED BY:

MORRISON & SPANN, LLC

P. O. BOX 278

COLUMBIANA, ALABAMA 35051



20170711000247040 1/2 \$43.00
Shelby Cnty Judge of Probate AL
07/11/2017 10:59:32 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Kathey Neely Hairston**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Kathey Neely Hairston and David Lee Hairston**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 64, according to the Survey of Laurel Woods, Phase II, as recorded in Map Book 17, Page 17, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Mineral and mining rights excepted.

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

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, 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, I, or each of us, have hereunto set my or our hands and seals, this 11th day of July, 2017.

Shelby County, AL 07/11/2017
State of Alabama
Deed Tax: \$25.00

 (SEAL)
KATHEY NEELY HAIRSTON

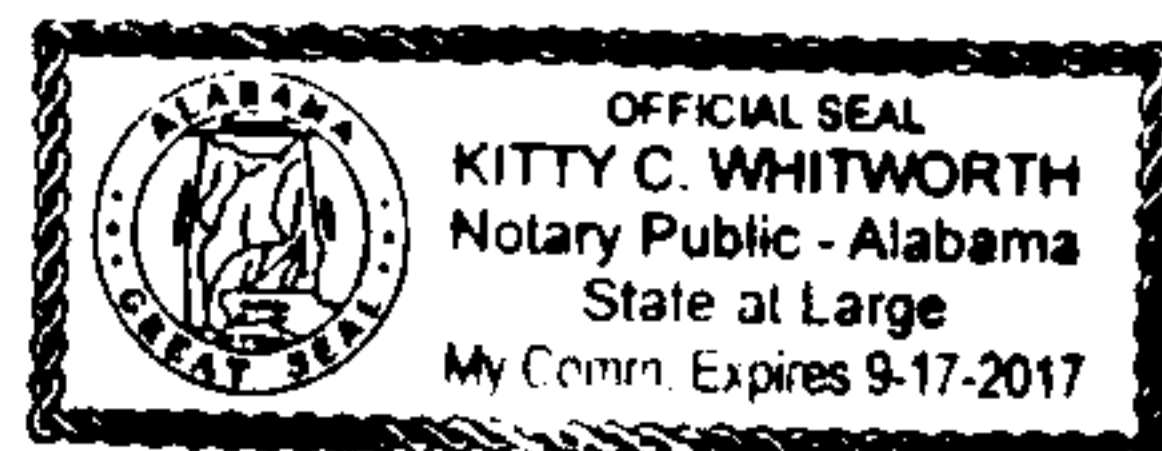
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **KATHEY NEELY HAIRSTON** 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 this 11th day of July, 2017.

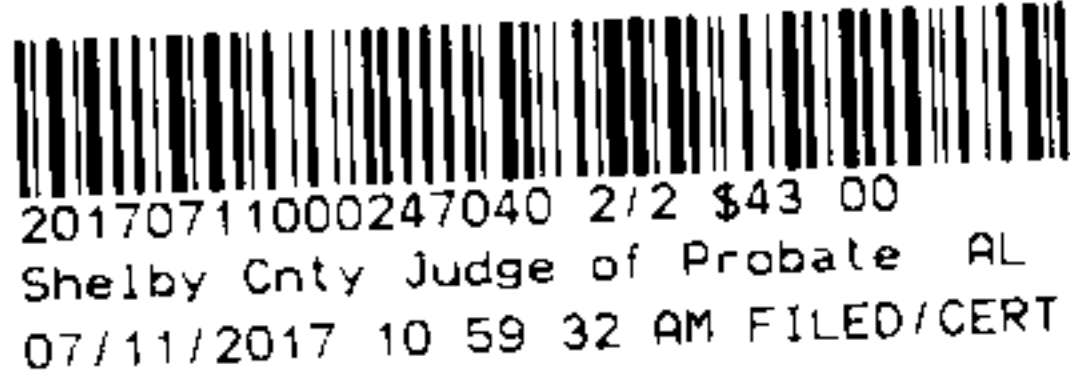
 (SEAL)
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name	<u>Kathery N. Hairston</u>	Grantee's Name	<u>David L. Hairston</u>
Mailing Address	<u>428 Laurel Woods Trace</u> <u>Helena, AL 35080</u>	Mailing Address	<u>428 Laurel Woods</u> <u>Trace</u> <u>Helena, AL 35080</u>
Property Address	<u>Same</u>	Date of Sale	<u>7-11-16</u>
		Total Purchase Price	<u>\$ 24,750.00</u>
		or	<u>1/2 interest</u>
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>



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	☐ 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 7/11/17

Print Kathery N. Hairston

Sign Kathery N. Hairston

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1