## 20170803000279710 08/03/2017 08:04:32 AM DEEDS 1/4

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to: William R. Barton & Helon R. Barton 5428 Palomino Trail Birmingham, AL 35242

STATE OF ALABAMA	)	
	) JOINT WITH RIGHT OF SURVIVORSHIP	
COUNTY OF SHELBY	) WARRANTY DEED	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, SUSAN O'DONNELL, a married woman, and MELINDA HOOTEN, a married woman (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, WILLIAM R. BARTON and HELON R. BARTON (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$170,000.00 of the above-recited consideration is being paid in cash.

Subject property is not the homestead of either of the Grantors or her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

## 20170803000279710 08/03/2017 08:04:32 AM DEEDS 2/4

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 1st day of August, 2017.

SUSAN O'DONNELL

MELINDA HOOTEN

STATE OF ALABAMA

COUNTY OF JEFFERSON

COUNTY OF JEFFERSON

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that SUSAN O'DONNELL and MELINDA HOOTEN, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of August, 2017.

NOTARY PUBLIC

My commission expires:

MALCOLM S. MCLEOD My Commission Expires August 15, 2018

## 20170803000279710 08/03/2017 08:04:32 AM DEEDS 3/4 Exhibit A, Legal Description

A part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 19 South, Range 2 West, more particularly described as follows: Start at the Northeast corner of Section 22, Township 19 South, Range 2 West and run West 621.65 feet; thence turn left 86 degrees 46 minutes and run in a Southerly direction a distance of 52.85 feet to the point of beginning; thence continue on same course a distance of 163.44 feet; thence turn left 89 degrees 23 minutes and run Easterly a distance of 293.25 feet to the West right of way line of County Road; thence turn left 93 degrees 24 minutes and run Northerly along West right of way line of said County Road a distance of 163.51 feet; thence turn left 86 degrees 34 minutes and run Westerly a distance of 285.33 feet back to the point of beginning. Situated in Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name	SUSAN O'DONNELL and MELINDA HOOTEN	Grantee's Nar	WILLIAM R. BARTON and HELON neR. BARTON	
Mailing Address	5428 PALOMINO TRL BIRMINGHAM, AL 35242	Mailing Addre	ss5428 PALOMINO TRL BIRMINGHAM, AL 35242	
Property Address	5428 PALOMINO TRL BIRMINGHAM, AL 35242	Date of Sa	ale <u>August 1, 2017</u>	
		Total Purchase Pri	ce\$170,000.00	
		or		
		Actual Value	\$	
17080300027971	0 08/03/2017 08:04:32 AM DE	CEDS 4/4 or Assessor's Market Val	ue <b>\$</b>	
_	e or actual value claimed on this form ca of documentary evidence is not required		ing documentary evidence: (check	
Bill of Sale		Appraisal		
Sales Contra	- Ct	Other		
X Closing State				
If the conveyance of this form is not r	document presented for recordation cor equired.	ntains all of the required in	formation referenced above, the filing	
Instructions				
Grantor's name an	d mailing address - provide the name of	f the person or persons co	nveying 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).

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 A	\ugust 1, 2017	Print	Malcolm S. Mczeod
	Jnattested	Soudia Fairaway Sign	
		Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL	(Grantor/Grantee/Owner Agent) circle one

Sneiby County, AL 08/03/2017 08:04:32 AM **\$194.00 CHERRY** 20170803000279710