

THIS INSTRUMENT PREPARED BY:  
W. ALAN SUMMERS, SR.  
1275 CENTER POINT PKWY, STE 100  
BIRMINGHAM, AL 35215  
205-853-3911

SEND TAX NOTICE TO:  
9060 Chelsea Road  
Columbiana, AL 35051



20170822000304770 1/2 \$74.00  
Shelby Cnty Judge of Probate, AL  
08/22/2017 09:47:20 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
NO TITLE EXAMINATION  
STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED DOLLARS AND 00/100 (\$500.00) -----  
to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt  
whereof is acknowledged, I or we,

DONALD TAYLOR AND WIFE, SANDRA S. TAYLOR,

(herein referred to as grantors) do grant, bargain, sell and convey unto,

DONALD TAYLOR, SANDRA S. TAYLOR, LAURA TAYLOR HODGES AND DONNA  
TAYLOR PORTER,

(herein referred to as grantees) as joint tenants, with right of survivorship, the following described real  
estate situated in SHELBY COUNTY, Alabama to-wit:

LOT 15, BLOCK 3, ACCORDING TO THE RESURVEY OF BRECKENRIDGE PARK, AS  
RECORDED IN MAP BOOK 9, PAGE 110, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS AND  
BUILDING SETBACK LINES OF RECORD.

SUBJECT TO TAXES FOR CURRENT YEAR.

To Have and To Hold unto the said Grantees DONALD TAYLOR, SANDRA S. TAYLOR, LAURA  
TAYLOR HODGES AND DONNA TAYLOR PORTER, as joint tenants, with right of survivorship  
their heirs and assignees, 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, we have hereunto set our hand(s) and seal(s), this 9 day of August, 2017.

DONALD TAYLOR

SANDRA S. TAYLOR

Shelby County, AL 08/22/2017  
State of Alabama  
Deed Tax: \$54.00

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DONALD  
TAYLOR AND WIFE, SANDRA S. TAYLOR, whose name(s), is/are signed to the foregoing  
conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the  
contents of the conveyance, they executed the same, voluntarily on the day the same bears date.

NOTARY PUBLIC   
MY COMMISSION EXPIRES: 09/23/2020

Grantor's Name Donald Taylor  
Mailing Address Sandra S. Taylor  
9060 Chelsea Road  
Columbiana, AL 35051

Grantee's Name Donald Taylor  
Mailing Address Sandra S. Taylor  
Laura Taylor Hodges  
Donna Taylor Porter  
9060 Chelsea Road  
Columbiana, AL 35051

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

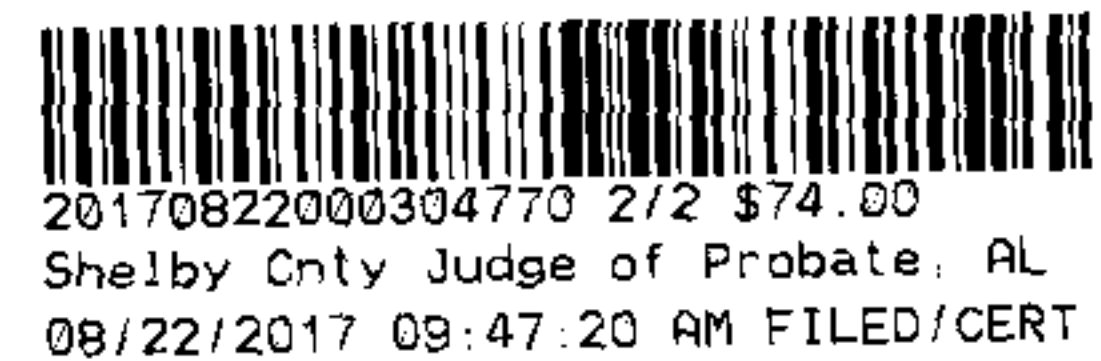
or

Assessor's Market Value \$ 107,500 <sup>12</sup>/<sub>53,750</sub>

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 8-9-2017

Print

DONALD TAYLOR

Unattested

W. Alan Sumner  
(verified by)

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one