


This instrument was prepared without benefit of title evidence or survey

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051


20170919000340400 1/3 \$152.50
Shelby Cnty Judge of Probate, AL
09/19/2017 08:56:31 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 One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned William S. Morgan, Jr. and wife, Beverly N. Morgan (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto William S. Morgan, Jr. and Beverly N. Morgan (herein referred to as 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, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1

Lot 12, according to Waxa Subdivision, the same being a part of Section 35, Township 24 North, Range 15 East, a plat of said subdivision being recorded in Map Book 5, page 5, in the Probate Office of Shelby County, Alabama. There being excepted from this conveyance and reserved all that part of the above described lot lying below that certain datum plane of 397 feet above mean sea level by the United States Coast and Geodetic Survey as adjusted in January 1995.

Parcel 2

Commence at the NE corner of Section 34, Township 24 North, Range 15 East; thence South along east line thereof for 634.76 feet; thence 89 degrees 12 minutes 29 seconds right run Westerly for 874.58 feet to the Point of Beginning; thence continue last described course for 326.03 feet; thence 89 degrees 12 minutes 29 seconds left run Southerly for 1268.28 feet; thence 89 degrees 03 minutes 39 seconds right run Westerly for 566.27 feet to the easterly R/W of Shelby County Road 412 and a curve concaved to the left (having a radius of 282.6 feet and a central angle of 53 degrees 42 minutes 45 seconds); thence 127 degrees 16 minutes left to chord of said curve run Southeasterly along said curve for 264.93 feet; thence continue along the tangent of said curve and R/W for 133.09 feet to a curve to the right (having a radius of 168.95 feet and a central angle of 65 degrees 35 minutes 36 seconds); thence run Southerly along said curve and R/W for 193.41 feet; thence run Southerly along the tangent of said curve for 153.46 feet to a curve to the left (having a radius of 170.56 feet and a central angle of 91 degrees 28 minutes 20 seconds); thence run Southeasterly along said curve and R/W for 272.30 feet; thence run Easterly along the tangent of said curve and R/W for 344.03 feet; thence 89 degrees 03 minutes 39

Shelby County, AL 09/19/2017
State of Alabama
Deed Tax: \$131.50

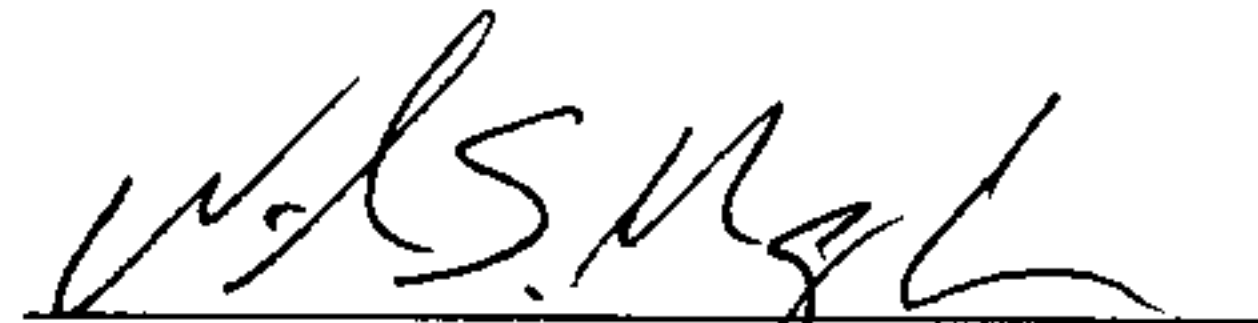
seconds left run Northerly for 2013.53 feet to the Point of Beginning.

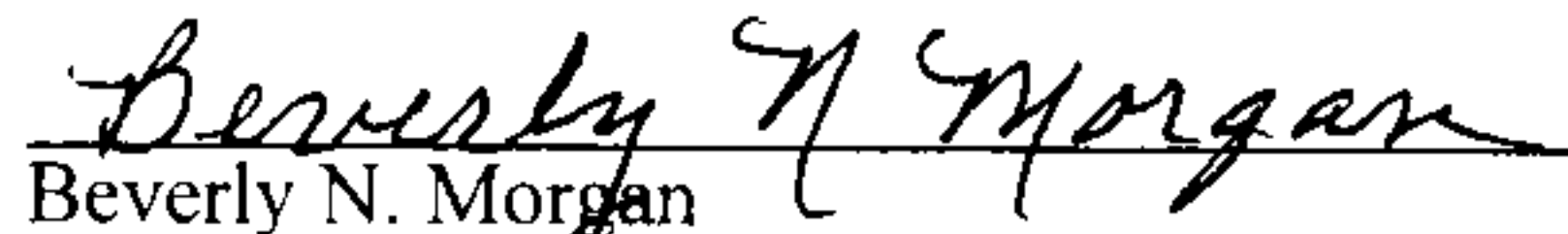
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 19th day of September, 2017.

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William S. Morgan, Jr.

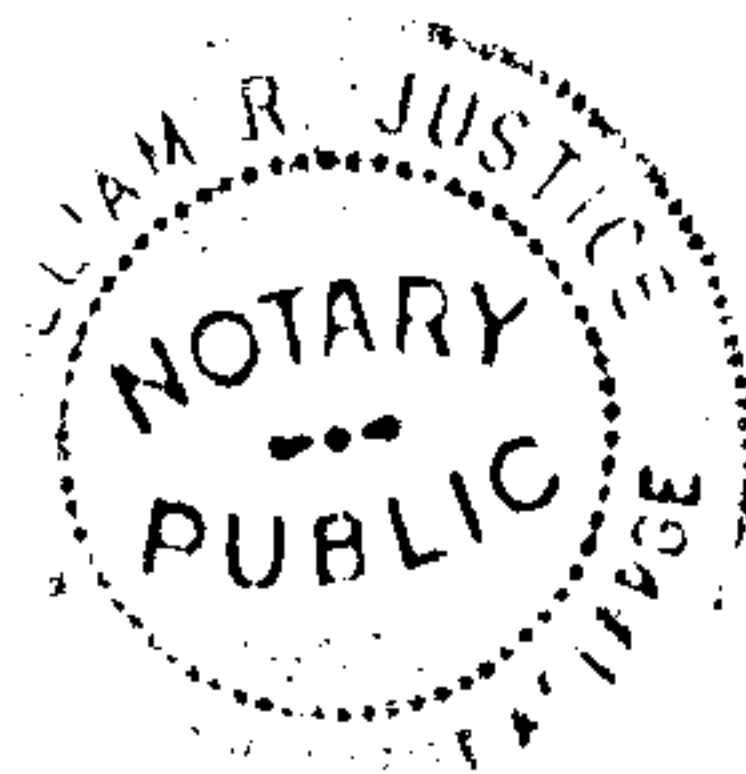

Beverly N. Morgan

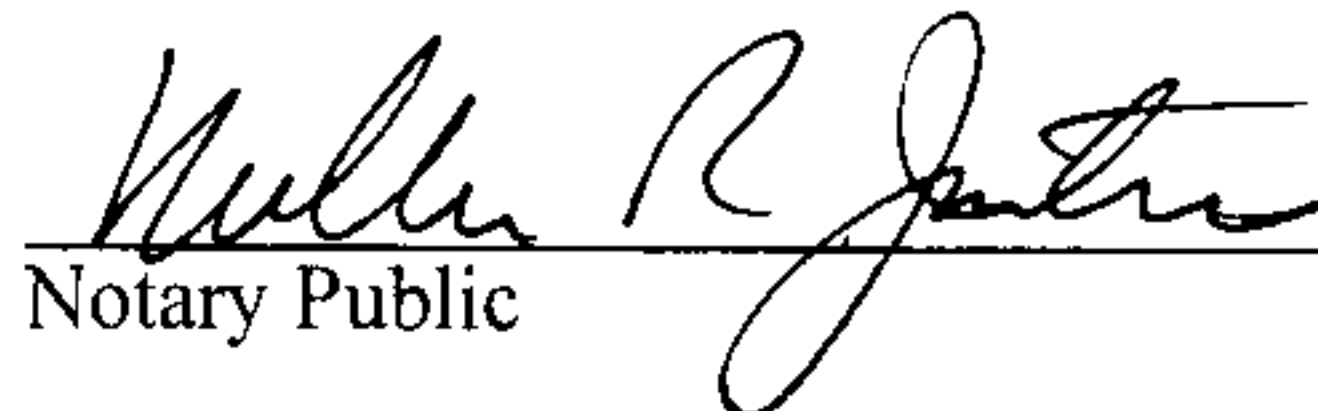
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William S. Morgan, Jr. and Beverly N. Morgan, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of September, 2017.




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 William S. Morgan, Jr.
Mailing Address 260 Waxahatchee Cir.
Shelby, AL 35143

Grantee's Name William S. Morgan, Jr. &
Mailing Address Beverly N. Morgan
200 Waxahatchee Cir.
Shelby, AL 35143

Property Address 260 Waxahatchee Cir. &
11473 Hwy 47, Shelby, AL

Date of Sale 9-19-17
Total Purchase Price \$
or
Actual Value \$

$\frac{1}{2}$ Assessor's Market Value \$ 131,385

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 9-19-17

Print William S. Morgan, Jr.

Sign WSMJL

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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