

This instrument was prepared by:

Send Tax Notices to:

Anthony D. Snable, Attorney
Snable Law Firm, LLC
The Plaza Building
2112 11th Avenue South, Suite 528
Birmingham, AL 35205


Linda Stone
36 Marydale Lane
Calera, AL 35040

Shelby County, AL 10/04/2017
State of Alabama
Deed Tax: \$36.00

**STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA)

JEFFERSON COUNTY)


20171004000362590 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
10/04/2017 04:04:03 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned Grantor(s), Linda Stone, an unmarried woman and David L. Ellison and wife, Sara C. Ellison, (herein referred to as Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said David L. Ellison and Sara C. Ellison, (herein referred to as Grantee(s), the following described real estate, situated in Shelby County, Alabama to-wit:

THE GRANTOR, LINDA STONE, HEREBY RESERVES A LIFE ESTATE IN AND TO THE FOLLOWING DESCRIBED PROPERTIES:

Parcel I:

A parcel of land situated in the SW corner of the NE ¼ of the NW ¼ of Section 8, Township 22, Range 2 West, Shelby County, Alabama, described as follows: Begin at the SW corner of said 1/4-1/4 Section; run thence East 210 feet; run thence North 105 feet; run thence West 210 feet; run thence South 105 feet to the point of beginning.

Parcel II:

A parcel of land situated in the S ½ of the NE ¼ of the NW ¼ of Section 8, Township 22, Range 2 West, Shelby County, Alabama, described as follows: Begin at the SW corner of said NE ¼ of the NW ¼, and run thence Easterly along the South boundary of said 1/4-1/4 Section a distance of 210 feet to the point of beginning of parcel herein described; thence run Northerly, parallel with the West line of said 1/4-1/4 Section a distance of 105 feet to a point; thence run Easterly parallel with the South line of said 1/4-1/4 Section a distance of 210 feet to a point; thence run Southerly parallel with the West line of said 1/4-1/4 Section, a distance of 105 feet to the South boundary line of said 1/4-1/4 Section, thence run Westerly along the South line of said 1/4-1/4 Section, a distance of 210 feet to the point of beginning.


Subject to:

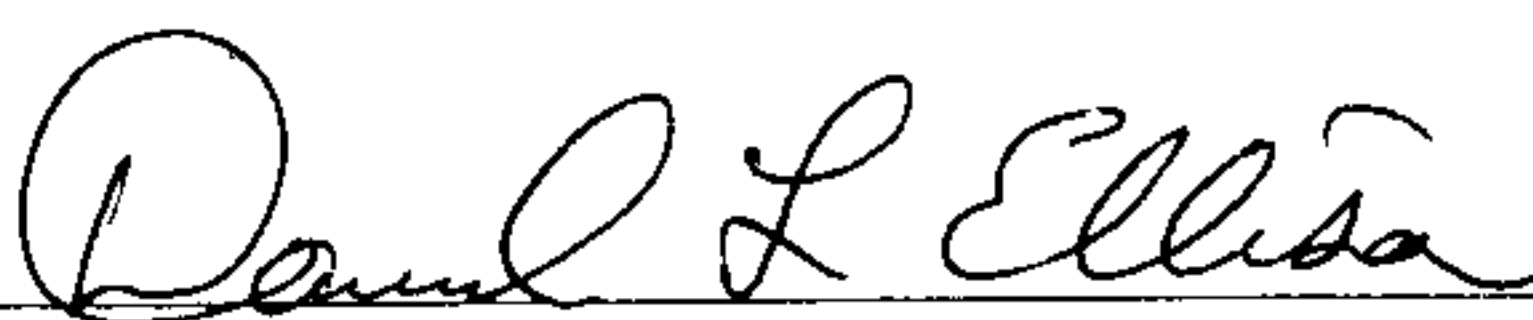
1. Ad valorem taxes for the current tax year 2017.
2. Easements, restrictions, conditions and reservations of record, if any.


THE ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION:

TO HAVE AND TO HOLD, to 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of September, 2017.


Linda Stone


David L. Ellison

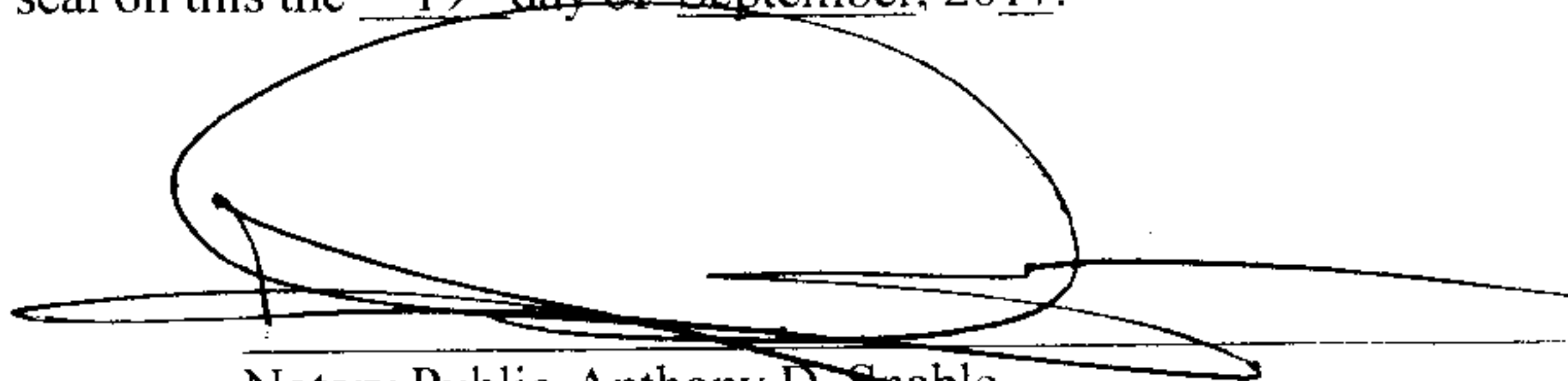

Sara C. Ellison

STATE OF ALABAMA)

JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Linda Stone, an unmarried woman and David L. Ellison and wife, Sara C. Ellison, 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 on this the 19th day of September, 2017.


Notary Public-Anthony D. Snable

{NOTARIAL SEAL}

My Commission Expires: 11/6/2019


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Real Estate Sales Validation Form

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

Grantor's Name Linda Stone
David L. Ellison, Sara C. Ellison

Mailing Address 36 Marydale Lane
Calera, AL 35040

Property Address 36 Marydale Lane
12416 State Highway 160
Hayden, AL 35079
Calera, AL 35040

Grantee's Name David L. Ellison
Sara C. Ellison

Mailing Address 36 Marydale Lane
Calera, AL 35040

Date of Sale 9/19/2017

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$71,600.00 ^{1/2} 35,800

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 Recording value is determined by the Tax
☐ Closing Statement Assessor's Market Value

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 validation, 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: September 19, 2017

Linda Stone,
Print Name: David L. Ellison and Sara C. Ellison

Unattested _____
(verified by)
Anthony D. Snable, Attorney

Linda Stone
David L. Ellison
(Grantor/Grantee/Owner/Agent) (Circle one)
Sara C. Ellison



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