

**This instrument was prepared by:**

Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**

Kristopher Brantley  
Katie Brantley  
249 Walnut Street  
Leeds, AL 35094

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Forty-Five Thousand and 00/100 (\$45,000.00) DOLLARS to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Cynthia M. Krysiewski**, a single woman, **Linda S. Moore**, a single woman, and **Suzanne L. Shaw**, a single woman, do hereby grant, bargain, sell and convey unto **Kristopher Brantley** and **Katie Brantley**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Taxes for the year 2017 and subsequent years; (2) Less and except any part of subject property lying within any road right-of-way.

Grantor makes no warranties as to title to any minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

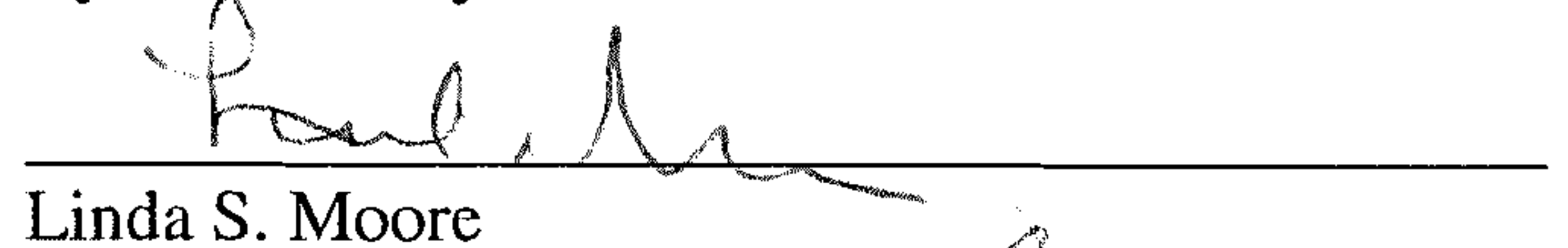
\$36,718.58 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

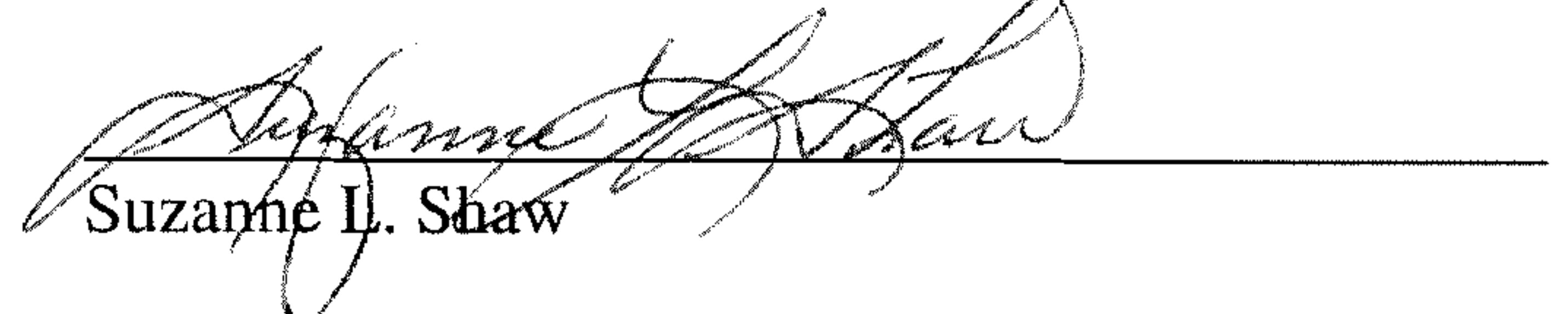
TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 4th day of October, 2017.

  
Cynthia M. Krysiewski

  
Linda S. Moore

  
Suzanne L. Shaw

STATE OF ALABAMA )

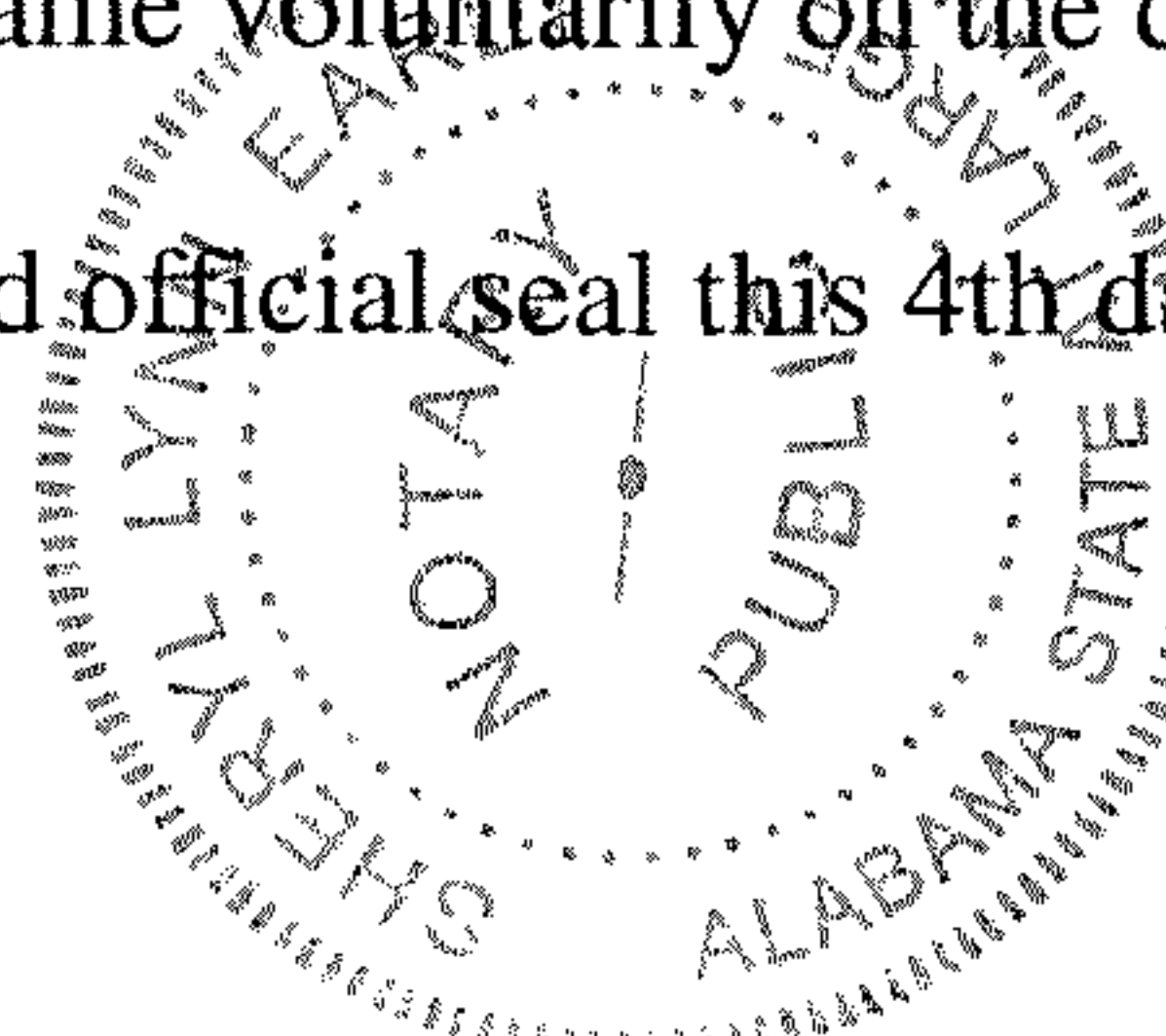
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cynthia M. Krysiewski**, **Linda S. Moore**, and **Suzanne L. Shaw**, 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 4th day of October, 2017.

My Commission Expires:

9-15-2020



  
Notary Public

**EXHIBIT "A"**

LEGAL DESCRIPTION

Begin at the NE corner of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 14, Township 20 South, Range 4 West; thence run West along the North line of said SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  a distance of 305.1 feet for a point of beginning; thence continue said course along the North line a distance of 821.15 feet, turn left an angle of  $103^{\circ}04'$  a distance of 464.86 feet to the NW right of way boundary of paved road; turn left an angle of  $103^{\circ}51'30''$  along said NW right of way boundary a distance of 200.00 feet; thence turn left an angle of  $10^{\circ}18'$  and continue along said NW right of way boundary a distance of 268.4 feet; turn right an angle of  $05^{\circ}33'$  and continue along said NW right of way boundary a distance of 380.67 feet to a point of beginning; being in SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 14, Township 20 South, Range 4 West, Shelby County, Alabama.

Less and Except

Part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 14, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 3" pipe being the locally accepted NW corner of SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of said Section 14, run in an easterly direction along the north line of said  $\frac{1}{4}$   $\frac{1}{4}$  section for a distance of 498.92 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in an easterly direction along last mentioned course for a distance of 521.15 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of  $148^{\circ}19'40''$  and run in a Southwesterly direction along the Northwest right of way line of South Shades Crest Road for a distance of 380.67 feet to an existing old iron rebar set by Weygand; thence turn an angle to the left of  $5^{\circ}33'10''$  and run in a southwesterly direction along the northwest right of way line of South Shades Crest Road for a distance of 105.34 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of  $90^{\circ}$  and run in a Northwesterly direction for distance of 187.14 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of  $37^{\circ}13'30''$  and run in a northerly direction for a distance of 114.64 feet, more or less 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 Cynthia M. Krysiewski  
Linda S. Moore  
Suzanne L. Shaw

Mailing Address 8525 Hayes Road  
Bessemer, AL 35022

Grantee's Name Kristopher Brantley  
Katie Brantley

Mailing Address 249 Walnut Street  
Leeds, AL 35094

Property Address 2.7 acres on South Shades Crest Road  
Helena, AL 35080

Date of Sale October 4, 2017

Total Purchase Price \$45,000.00  
or Actual Value \$  
or Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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 October 4, 2017

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/05/2017 01:36:05 PM  
\$29.50 JESSICA  
20171005000364030

A handwritten signature in black ink, appearing to read "Joshua L. Hartman", is written over a horizontal line.