

This Instrument Was Prepared By:
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Montevallo, Alabama 35115
(205) 665-4357
Montevallo, AL 35115

Send Tax Notice:
Thomas R. Conner and
Cathy Conner


20171020000382610 1/4 \$147.00
Shelby Cnty Judge of Probate, AL
10/20/2017 03:32:32 PM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY) **JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Thousand & 00/100 Dollars (\$5,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Betty Connor Martin, a widowed woman, being the sole surviving grantee on the last deed of record, Johnny Martin having died on or about the 6th day of December, 2015**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Thomas R. Connor and Cathy Connor(a married couple)**, hereinafter called "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:

SEE EXHIBIT A.

Note: This instrument was prepared without benefit of title.

Note: This property was not homestead for Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this date the 22 day of May, 2017 at 725 West Street Montevallo, AL 35115.

GRANTORS

Betty Connor Martin (L.S.)
Betty Connor Martin

STATE OF ALABAMA

ACKNOWLEDGMENT

SHELBY COUNTY

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, *Betty Connor Martin*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22 day of May, 2017.

Angela Tubbs

Notary Public

MCE 8/22/20



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Exhibit "A"

Parcel No. 3

A parcel of land containing 2.03 acres, located in the NW 1/4 of the SE 1/4 and a portion of the NE 1/4 of the SE 1/4, Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the NE 1/4 of the SE 1/4 and run North 0 degrees 19 minutes 33 seconds East along the West boundary of said 1/4-1/4 section 664.37 feet to an iron pin, said point being the point of beginning; thence run North 0 degrees 0 minutes East along said boundary 122.37 feet to an iron pin; thence run South 84 degrees 15 minutes 38 seconds East 40.0 feet to an iron pin; thence run North 0 degrees 27 minutes 12 seconds East 113.54 feet to an iron pin; thence run North 84 degrees 15 minutes 38 seconds West 40.0 feet to an iron pin; thence run South 77 degrees 12 minutes 31 seconds West 265.67 feet to an iron pin; thence run South 0 degrees 18 minutes 34 seconds West 412.59 feet to an iron pin; thence run North 47 degrees 52 minutes 34 seconds East 351.10 feet to the point of beginning, subject to the right of way of Old Barn Road.



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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 Betty Martin
Mailing Address 441 Old Barn Road
Montevallo, AL
35115

Grantee's Name Tom R. Connor
Mailing Address 541 Hwy 200
Montevallo, AL
35115

Property Address 36-1-11-0-003-027-001

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$122,500



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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 Tax Ass.

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 5-22-17

Print Tom R. Connor

X Unattested Karen Melsen
(verified by)

Sign Tom R. Connor

(Grantor/Grantee/Owner/Agent) circle one