

Shelby Cnty Judge of Probate: AL 11/13/2017 03:52:41 PM FILED/CERT

This instrument was prepared by:

Anthony D. Snable, Attorney Snable Law Firm, LLC 2112 11th Avenue South, Suite 528 Birmingham, AL 35205 Shelby County. AL 11/13/2017 State of Alabama Deed Tax:\$38.00

Send Tax Notices to:

Marlene Wiley
50 Blossom Street
Montevallo, AL 35115

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

BAMA

UNTY

UNTY

STATE OF ALABAMA

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of <u>TEN AND NO/100</u> DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, MARLENE WILEY, AN UNMARRIED WOMAN AND CRYSTAL EASON, A MARRIED WOMAN, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto CRYSTAL EASON AND MARK E. WILEY, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:

THE GRANTOR, MARLENE WILEY, HEREBY RESERVES A LIFE ESTATE IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ONE ACRE OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 70 YARDS NORTH OF COLUMBIANA AND TUSCALOOSA PUBLIC ROAD AT THE NORTHWEST CORNER OF SWILY ALLEN LOT; RUNNING NORTH 140 YARDS; THENCE EAST 35 YARDS; THENCE SOUTH 140 YARDS; THENCE WEST 35 YARDS TO POINT OF BEGINNING, CONTAINING ONE ACRE AND BEING A PART OF THE SE ¼ OF THE NW ¼ OF SECTION 2, TOWNSHIP 22, RANGE 4 WEST; THERE IS EXCEPTED HEREFROM A ¾ ACRE PARCEL HERETOFORE SOLD TO J. W. BOOTHE, JR.; BEING SITUATED IN SHELBY COUNTY. ALABAMA.

SUBJECT TO:

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

CRYSTAL WILEY AND CRYSTAL EASON ARE ONE AND THE SAME PERSON:

ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION:

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 on 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHERE seal(s) this day of _	OF, I/(we) the undersigned hereunto set my (our) l	nand(s) and
20171113000410730 2/3 \$59.00 Shelby Cnty Judge of Probate: AL 11/13/2017 03:52:41 PM FILED/CERT	MARLENE WILEY Lasou	(SEAL)
STATE OF ALABAMA)	CRYSTAL EASON	

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that MARLENE WILEY, AN UNMARRIED WOMAN AND CRYSTAL EASON A MARRIED WOMAN whose names 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, she/he/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of Movember, 2017

NOTARY PUBLIC

My commission expires:

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Marlene Wiley Crustal Fason, Mark F. Wiley	Grantee's Name Crystal Wiley Mark E. Wiley	
Crystal Eason, Mark E. Wiley Mailing Address 50 Blossom Street Montevallo, AL 35115	Maik E. Whey Maik E. Whey Maik E. Whey So Blossom Street Montevallo, AL 35115	
Property Address 50 Blossom Street Montevallo, AL 35115	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value \$75,288.00	
evidence: (check one) (Recordation of documentary Bill of Sale Sales Contract Closing Statement grantor Cryst one addition total.	Appraisal Other Recording Value is \$37,644.00 since the al Eason is remaining as a grantee and only adding al grantee to the conveyance. Assessed at 80%	
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 property is being conveyed.	e name of the person or persons to whom interest to	
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.		
· · · · · · · · · · · · · · · · · · ·	true value of the property, both real and personal, being his may be evidenced by an appraisal conducted by a alue.	
excluding current use validation, of the property	etermined, the current estimate of fair market value, as determined by the local official charged with the urposes will be used and the taxpayer will be penalized	
, —	the information contained in this document is true and nts claimed on this form may result in the imposition of -22-1 (h).	
Date: 11-3-1.7	Print Name: Anthony D. Snable, Attorney	
Unattested (verified by)	Sign (Grantor/Grantee/Owner/Agent) (Circle one)	

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