

20171113000410740 1/4 \$33.50
Shelby Cnty Judge of Probate, AL
11/13/2017 03:52:42 PM FILED/CERT

Shelby County, AL 11/13/2017
State of Alabama
Deed Tax: \$9.50

This instrument was prepared by:

Send Tax Notices to:

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

Marlene Wiley
50 Blossom Street
Montevallo, AL 35115

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

*Recording Value
\$9411.00*

That in consideration of TEN AND NO/100 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, CRYSTAL EASON, A MARRIED WOMAN, AND MARK E. WILEY, AN UNMARRIED MAN (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto MARLENE WILEY 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:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

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:

ONE OF THE GRANTORS, CRYSTAL EASON, HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE HER HOMESTEAD OR THE HOMESTEAD OF HER SPOUSE AS DEFINED BY CODE SECTION 6-10-2:

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 one 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 WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 3 day of November, 2017.

 (SEAL)
MARLENE WILEY

 (SEAL)
CRYSTAL EASON

 (SEAL)
MARK E. WILEY

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STATE OF ALABAMA)

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, CRYSTAL EASON, A MARRIED WOMAN, AND MARK E. WILEY, AN UNMARRIED MAN whose name 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 November, 2017

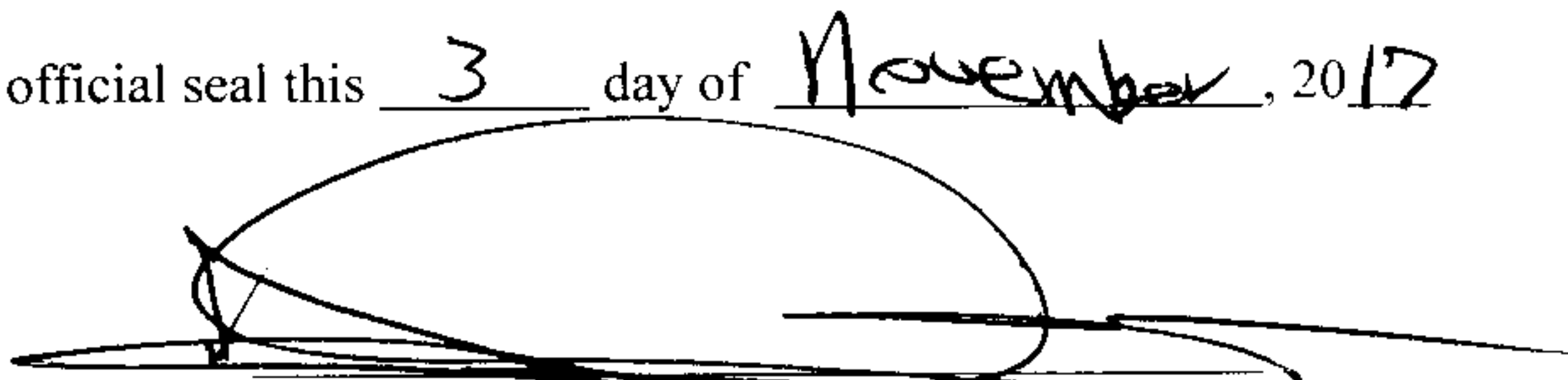

NOTARY PUBLIC
My Commission Expires: 11-6-2019

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Parcel I:

Commencing at the Northwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 22, Range 4 West, and run thence East along the North line of said Forty acres a distance of 529 feet to the point of beginning of the lot herein conveyed, run thence South 140 yds, run thence East 35 yds, run thence North 140 yds, run thence West 35 yds to the point of beginning and containing one acre, more or less. Known as the S. P. Harrell Place.

Parcel II:

Commence at the SW corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Tp. 22 South, Range 4 West, Shelby County, Alabama; thence East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 467.00 feet to the SE corner of the Dennis Property, thence left 89 deg. 21' in a Northerly direction along the East boundary of said Dennis Property 131.94 feet; thence right 93 degrees 03' in a Southeasterly direction and along an existing fence line a distance of 105 feet, more or less, to a point due North of a point which is 572 feet East of the point of commencement, said point also being the point of beginning of the parcel herein described; thence continue on said course in a SEly direction along said existing fence a distance of 105 feet, more or less, to a point due North of a point which is 677 feet East of the point of commencement; thence run South, parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and along the property line between the property of the grantee and the property of Josie Lawley and her daughter, Beulah Lawley, or an extension thereof, a distance of 131 feet, more or less, to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section which is 677 feet East of the point of commencement; thence run West along South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 105 feet; thence run North, parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and along the property line between the property of the grantee and the property of John Boothe, Jr. and wife, Una Boothe, or an extension thereof, a distance of 131 feet, more or less, to the point of beginning. According to survey of W. M. Varnon, Registered Land Surveyor dated 8-11-82, a copy of said survey being attached as Exhibit "A" to that certain deed recorded in Book 344, Page 713.



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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 Marlene Wiley
Crystal Eason, Mark E. Wiley
Mailing Address 50 Blossom Street
Montevallo, AL 35115

Grantee's Name Marlene Wiley
Mark E. Wiley
Mailing Address 50 Blossom Street
Montevallo, AL 35115

Property Address 50 Blossom Street
Montevallo, AL 35115

Date of Sale 11-3-17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$18,822.00

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 \$9,411.00 since one of
☐ Closing Statement the grantors Marlene Wiley is remaining as one of the grantees with an
undivided 1/2 interest in and to subject property. Assessed at 20% total.

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: 11-3-17

☐ Unattested

(verified by)

Print Name: Anthony D. Snable, Attorney

Sign

(Grantor/Grantee/Owner/Agent) (Circle one)



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