

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Jeffrey Allen Fleming and
Alison McMurry Fleming
13388 Gloria Drive
Lakeview, AL 35111


20171205000435880 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
12/05/2017 01:25:29 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

**20171205000435880
12/05/2017 01:25:29 PM
DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Fifty-Nine Thousand Nine Hundred and no/100 Dollars (\$59,900.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **JENNIFER GUY and WALTER R. AMMON, wife and husband** (herein referred to as Grantors) grant, bargain, sell and convey unto **JEFFREY ALLEN FLEMING and ALISON McMURRY FLEMING** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

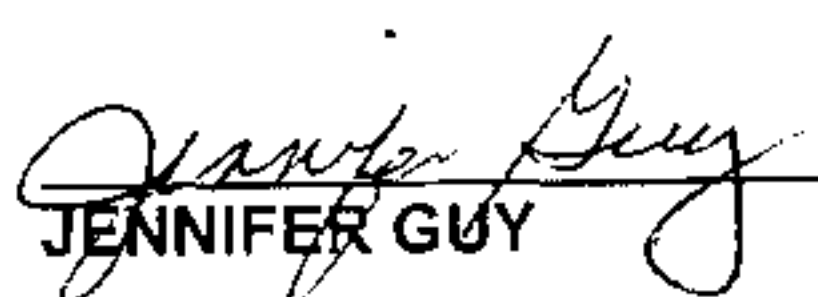
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$62,700.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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 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 said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 28th day of November, 2017.


JENNIFER GUY

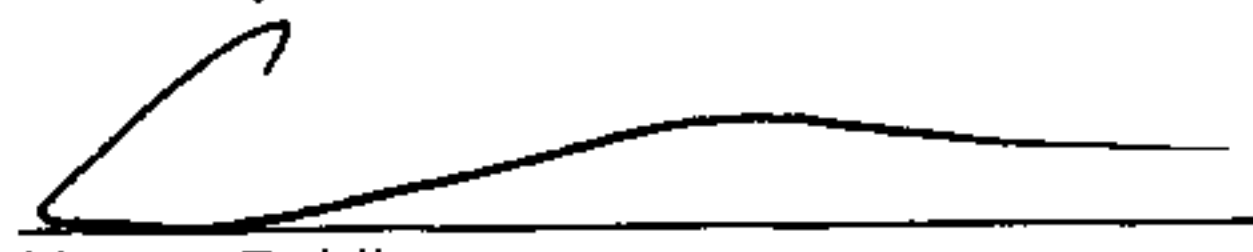

WALTER R. AMMON

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **JENNIFER GUY and WALTER R. AMMON**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of November, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public
My Commission Expires: 01/30/2021

Shelby County, AL 12/05/2017
State of Alabama
Deed Tax: \$60.00

EXHIBIT "A"

Commence at the NE corner of Section 34, Township 24 North, Range 15 East, thence south along east line thereof for 634.76 feet; thence 89°12'29" right run westerly for 441.74 feet to the point of beginning; thence continue last described course for 432.84 feet; thence 89°12'29" left run southerly for 2013.53 feet to the Northerly R/W of Shelby County Road #412; thence 90°56'21" left run Easterly along said R/W for 432.86 feet; thence 89°03'39" left run Northerly for 2012.42 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL NO.: 33-8-34-0-001-001.009

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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	JENNIFER GUY	Grantee's Name	JEFFREY ALLEN FLEMING
Mailing Address	WALTER R. AMMON 282 Marina Rd Shelby, AL 35143	Mailing Address	ALISON McMURRY FLEMING 13388 Gloria Dr Lakeview, AL 35111
Property Address	C Highway 47 Shelby, AL 35143	Date of Sale	November 28, 2017
		Total Purchase Price \$	59,900.00
		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) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☒ 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 _____

Print B. CHRISTOPHER BATTLES

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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e Judge,

[Signature]