


This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20171220000453310 1/5 \$59.50
Shelby Cnty Judge of Probate, AL
12/20/2017 01:10:02 PM FILED/CERT

Send Tax Notice to:
Charlotte G. Fox
224 Henry Street
Shelby, AL 35747

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$32,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Charlotte G. Fox and husband, Robert Wayne Fox

(herein referred to as grantor) grant, bargain , sell and convey unto,

Charlotte G. Fox and Shelley Griffis

(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 all easements, restrictions and rights-of-way of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of December, 2017.

Charlotte G. Fox
Charlotte G. Fox

Robert Wayne Fox
Robert Wayne Fox

Shelby County, AL 12/20/2017
State of Alabama
Deed Tax \$32.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

Charlotte G. Fox and Robert Wayne Fox

whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 2017.

April Clark
Notary Public
My Commission Expires: 9/22/2020

EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT A

Legal Description

This property is situated in the Southeast Quarter of the Southwest Quarter of Section 8, Township 22 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of above said Section 8; thence South 88 degrees 44 minutes 17 seconds East a distance of 164.89 feet to the point of beginning; thence South 88 degrees 45 minutes 13 seconds East for a distance of 168.84 feet; thence South 00 degrees 13 minutes 31 seconds West for a distance of 538.29 feet; thence North 89 degrees 43 minutes 15 seconds West for a distance of 168.59 feet; thence North 0 degrees 12 minutes 9 seconds East for a distance of 541.14 feet to the point of beginning.

Three ingress/egress and utility easements situated in the Southeast Quarter of the Southwest Quarter of Section 8, Township 22 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Easement A:

Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of above said Section 8; thence South 88 degrees 44 minutes 17 seconds East, a distance of 164.89 feet; thence South 00 degrees 12 minutes 09 seconds West a distance of 12.42 feet to the point of beginning; thence continue along the last described course, a distance of 15.01 feet; thence South 88 degrees 28 minutes 17 seconds West a distance of 114.00 feet; thence South 68 degrees 06 minutes 28 seconds West a distance of 16.70 feet; thence South 25 degrees 43 minutes 03 seconds West a distance of 13.05 feet; thence South 06 degrees 06 minutes 08 seconds West a distance of 162.97 feet; thence South 05 degrees 32 minutes 13 seconds West a distance of 94.01 feet; thence South 16 degrees 59 minutes 09 seconds West a distance of 13.15 feet; thence North 00 degrees 06 minutes 28 seconds East a distance of 128.75 feet; thence North 06 degrees 08 minutes 08 seconds East a distance of 144.44 feet; thence North 25 degrees 43 minutes 03 seconds East a distance of 21.46 feet; thence North 68 degrees 06 minutes 28 seconds East a distance of 25.21 feet; thence North 88 degrees 28 minutes 17 seconds East a distance of 117.15 feet to the point of beginning.

Easement B:

Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of above said Section 8; thence South 88 degrees 44 minutes 17 seconds East, a distance of 164.89 feet; thence South 00 degrees 12 minutes 09 seconds West a distance of 12.42 feet; thence continue along the last described course a distance of 15.01 feet; thence South 88 degrees 28 minutes 17 seconds West a distance of 114.00 feet; thence South 68 degrees 06 minutes 28 seconds West a distance of 16.70 feet; thence South 25 degrees 43 minutes 03 seconds West a distance of 13.05 feet; thence South 06 degrees 08 minutes 08 seconds West a distance of 162.97 feet; thence South 05 degrees 32 minutes 13 seconds West, a distance of 94.01 feet; thence South 15 degrees 59 minutes 09 seconds West a distance of 13.15 feet to the point of beginning; thence continue along the last described course, a distance of 127.65 feet; thence South 06 degrees 56 minutes 23 seconds West a distance of 54.95 feet; thence South 01 degrees 05 minutes 02 seconds East a distance of 55.76 feet; thence South 05 degrees 50 minutes 20 seconds East a distance of 162.20 feet; thence South 17 degrees 17 minutes 03 seconds East a distance of 85.72 feet; thence South 00 degrees 06 minutes 25 seconds West a distance of 50.18 feet; thence North 17 degrees 17 minutes 03 seconds West a distance of 135.11 feet; thence North 05 degrees 50 minutes 20 seconds West a distance of 164.32 feet; thence North 01 degrees 05 minutes 02 seconds West a distance of 57.44 feet; thence North 06 degrees 56 minutes 23 seconds East a distance of 57.32 feet; thence North 16 degrees 59 minutes 09 seconds East a distance of 140.55 feet; thence North 05 degrees 38 minutes 32 seconds East a distance of 113.78 feet; thence South 00 degrees 06 minutes 28 seconds West a distance of 128.75 feet to the point of beginning.



20171220000453310 2/5 \$59.50
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Easement C:

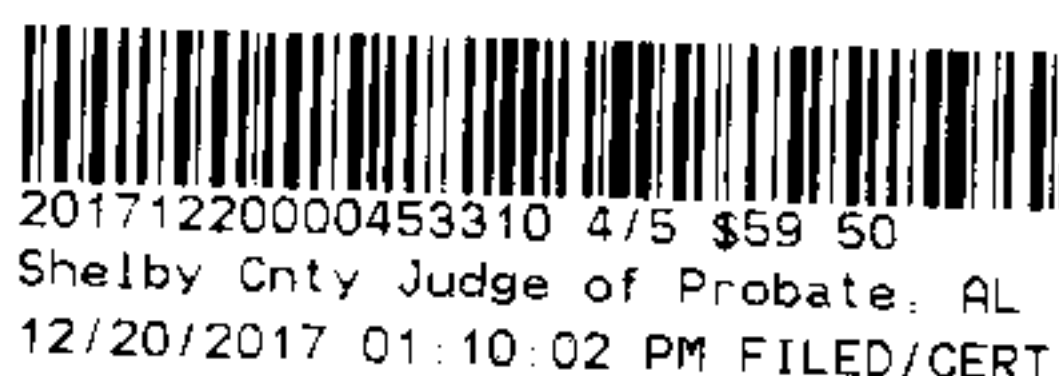
Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of above said Section 8; thence South 88 degrees 44 minutes 17 seconds East, a distance of 164.59 feet; thence South 00 degrees 12 minutes 09 seconds West a distance of 12.42 feet; thence continue along the last described course a distance of 15.01 feet; thence South 88 degrees 28 minutes 17 seconds West a distance of 114.00 feet; thence South 68 degrees 06 minutes 28 seconds West a distance of 16.70 feet; thence South 25 degrees 43 minutes 03 seconds West a distance of 13.05 feet; thence South 06 degrees 06 minutes 08 seconds West a distance of 162.97 feet; thence South 05 degrees 32 minutes 13 seconds West a distance of 94.01 feet; thence South 16 degrees 59 minutes 09 seconds West a distance of 140.73 feet; thence South 06 degrees 56 minutes 23 seconds West a distance of 54.95 feet; thence South 01 degrees 05 minutes 02 seconds East a distance of 55.76 feet; thence south 05 degrees 50 minutes 20 seconds East a distance of 162.20 feet; thence South 17 degrees 17 minutes 03 seconds East a distance of 85.72 feet to the point of beginning; thence South 00 degrees 06 minutes 26 seconds West a distance of 362.12 feet to a point on the Northwesterly right of way line of Shelby County Highway #42; thence North 44 degrees 49 minutes 47 seconds East and along said right of way line a distance of 21.32 feet; thence North 00 degrees 06 minutes 26 seconds East and leaving said right of way line a distance of 346.67 feet; thence North 88 degrees 44 minutes 17 seconds West a distance of 15.00 feet to the point of beginning.



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EXHIBIT B

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.



Grantor's Name Charlotte Fox
Mailing Address 224 Honeyuckle Dr
Shelby, AL 35147

Grantee's Name Charlotte Fox
Mailing Address 224 Honeyuckle Dr
Shelby, AL 35147

Property Address 224 Honeyuckle Dr
Shelby

Date of Sale 12-12-17

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 32,500



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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

☐ Appraisal

☐ Sales Contract

☒ Other

☐ Closing Statement

1/2 Assessor Value

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 Charlotte G. Fox

Unattested _____

Sign Charlotte G. Fox

(verified by)

(Grantor/Grantee/Owner/Agent) circle one