

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Joseph Williams
870 Bob White Road
Talladega, AL 35160

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Fifty-Five Thousand and 00/100 Dollars (\$55,000)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Norma N. Rogers, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Joseph Williams and Kayla C. Williams

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

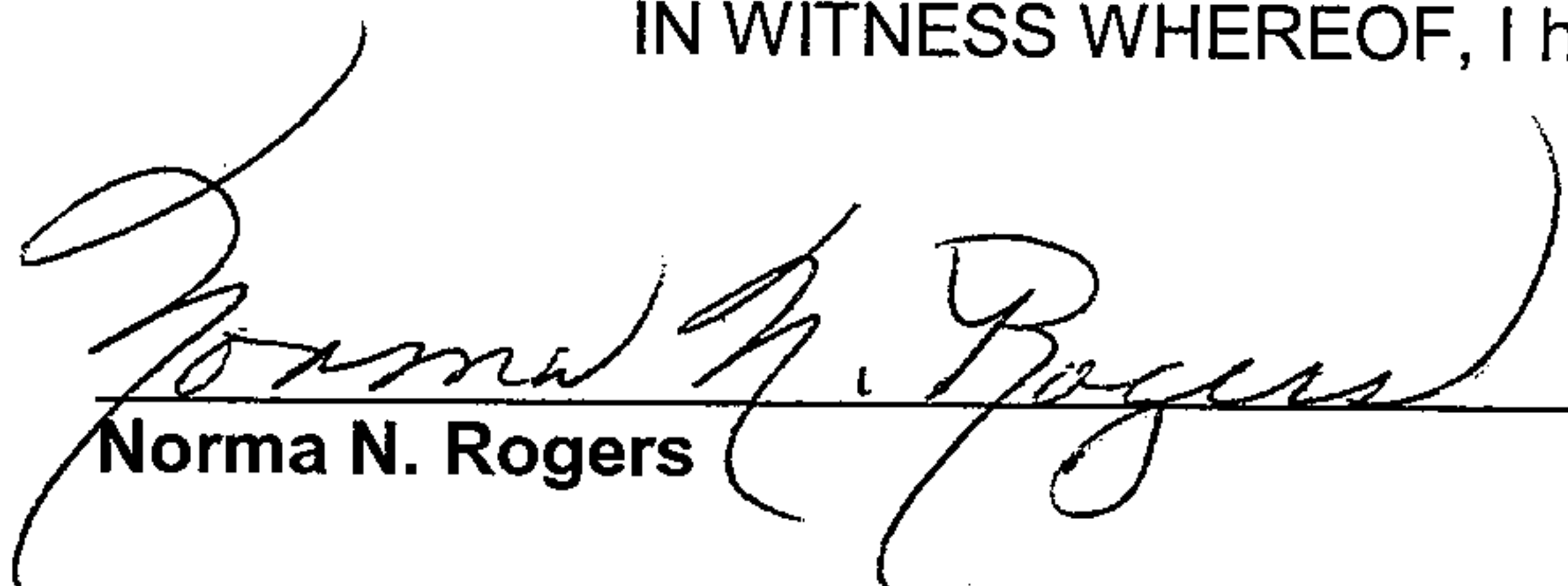
See Exhibit "A" attached hereto

Subject to: (1) 2018 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

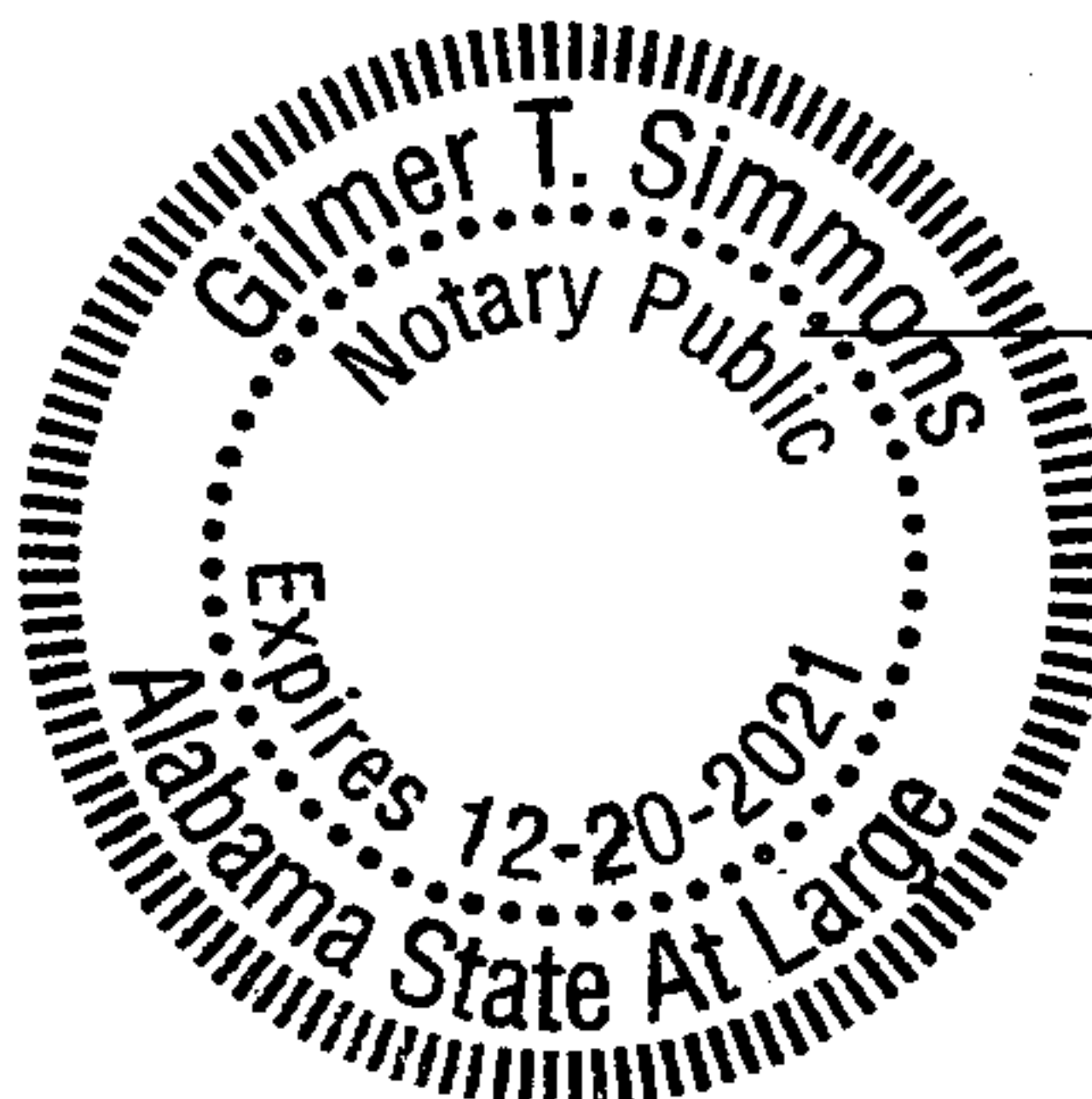
IN WITNESS WHEREOF, I have set my hand and seal, this **2nd day of March, 2018**.

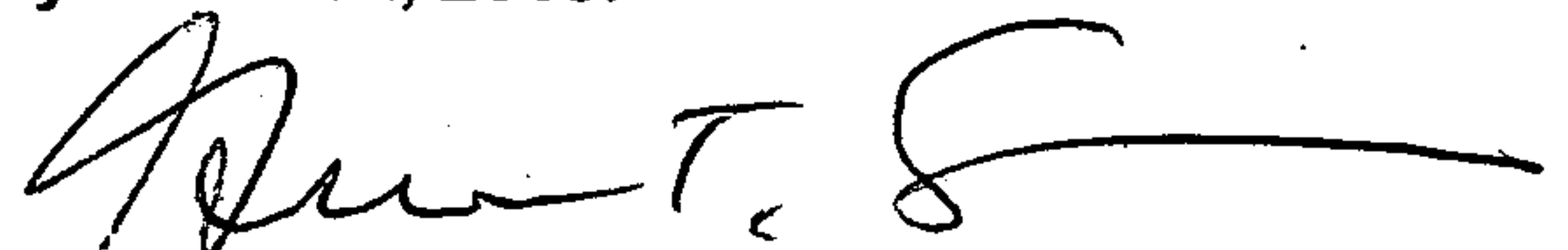
 (Seal)
Norma N. Rogers

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Norma N. Rogers** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance **she** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **2nd day of March, 2018**.




Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/21**

Parcel I

Commence at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Northerly along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 665.05 feet; thence turn a deflection angle of 88°59' to the right and run Easterly a distance of 630.0 feet to a point; thence turn a deflection angle of 88°59' to the left and run Northerly a distance of 420.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 336.36 feet to a point; thence turn a deflection angle of 52°51' to the right and run Northeasterly a distance of 184.94 feet to a point; thence turn a deflection angle of 95°18' to the right and run a distance of 135.00 feet to a point; thence turn a deflection angle of 90°00' to the left and run a distance of 90.0 feet to a point; thence turn a deflection angle of 90°00' to the right and run a distance of 70.0 feet to a point; thence turn a deflection angle of 21°57'27" to the right and run Southerly a distance of 156.47 feet to a point on the Northerly margin of Shelby County Highway No. 39 in a curve to the left having a central angle of 5°39'09" and a radius of 2,765.00 feet; thence turn a deflection angle of 60°41'30" to the right to chord and run along the arc of said curve an arc distance of 272.78 feet to a point on the same said Northerly margin of same said Highway No. 39; thence turn a deflection angle of 41°10'30" to the right from chord and run Westerly a distance of 147.72 feet to the point of beginning.

Less and except the following described property:

A portion of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, Township 19 South, Range 1 West, being more particularly described as follows: commence at the Southwest corner of said $\frac{1}{4}$ $\frac{1}{4}$, thence run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ for a distance of 665.05 feet; thence 88°59' right and run Easterly 630.0 feet; thence 88°59' left and run Northerly for a distance of 756.36 feet; thence 53°00' right and run Northeasterly for a distance of 184.94 feet; thence 95°8' right and run Southeasterly for a distance of 135.0 feet to the point of beginning; thence 90° left and run Northeasterly for a distance of 90 feet; thence 90° right and run Southeasterly for a distance of 70.0 feet; thence 21°57'27" right and run Southeasterly for a distance of 156.47 feet to the Northwestern right of way of Shelby County Road No. 39; thence 62°19'05" right to the tangent of a curve to the left having an intersection angle of 0°54'13" and a radius of 2,765.00 feet, and run Southwesterly along said right of way and said curve for a distance of 43.60 feet; thence 88°21'36" right from the tangent of said curve and run Northwesterly for a distance of 222.12 feet; thence 98°16'06" right and run Northeasterly for a distance of 43.80 feet to the point of beginning.

Parcel II

All that part of Section 34, Township 19 South, Range 1 West, that lies South of the property that Mary S. Rowe sold to Florence G. Grant deed dated August 1989; West and Northwest of County Highway No. 39; and East of the property assessed to Norma N. Rogers, as ad valorem tax number 58-09-8-34-0-001-011.001.

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **Norma N. Rogers** Date of Sale: **March 2nd, 2018**

Mailing Address: **Parcel 09-8-34-0-001-054.001**
Shelby County, Alabama,

Total Purchase Price: **\$55,000**

Or

Property Address: **Parcel 09-8-34-0-001-054.001**

Actual Value:

\$ _____
Shelby County, Alabama,

Or

Assessor's Market Value: \$ _____

Grantee Name: **Joseph Williams**

Grantee Name: **Kayla C. Williams**

Mailing Address:

, ,

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 _____

XX 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 Section 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 Section 40-22-1 (h).

Date: **March 2nd, 2018**

Print:

DAVID P. CAMPBELL

____ Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent)

circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/08/2018 09:16:27 AM
\$76.00 CHERRY
20180308000075160

James W. Fuhrmeister