

**Prepared By and Return To:**

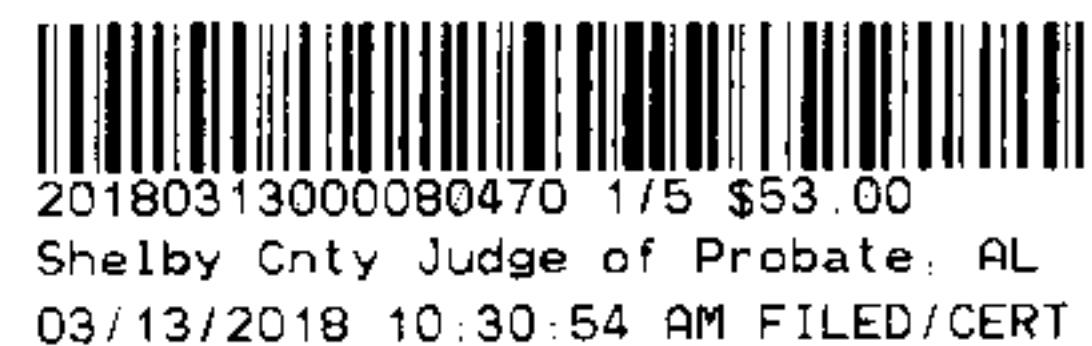
Paul Michael Kemp  
Access Title, LLC  
Attn: Paul Kemp  
600 Vestavia Parkway  
Shelby Bldg \* Ste. 263  
Vestavia Hills, AL 35216  
18-00048-RET

Send Property Tax Notice to:  
Thomas Haney  
Stephanie Haney  
5034 Stratford Road  
Birmingham, AL 35242

**GENERAL WARRANTY DEED  
(Joint Tenancy with Right of Survivorship)**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**



KNOW ALL MEN BY THESE PRESENTS that

**Richard B. Taylor, an un-remarried widower**

For and in consideration of the sum of TWO HUNDRED SIXTY THOUSAND DOLLARS (\$260,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

**Thomas Haney and Stephanie Haney**

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantees, his/hers/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

**See Exhibit "A" attached hereto and incorporated herein.**

Source of Title: Warranty Deed, Joint Tenants With Right of Survivorship, recorded on March 8<sup>th</sup>, 2012 at Instrument #20120308000081250 recorded in Shelby County, Alabama Probate Records.

Richard B. Taylor is the surviving grantee on the Warranty Deed, Joint Tenants With Right of Survivorship, recorded on March 8<sup>th</sup>, 2012 at Instrument #20120308000081250 recorded in Shelby County, Alabama Probate Records. Frances G. Taylor having died on October 29, 2016.

The subject property is the homestead of the Grantor.

TO HAVE AND TO HOLD the same unto the said Grantees and upon death to the survivor of them, their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

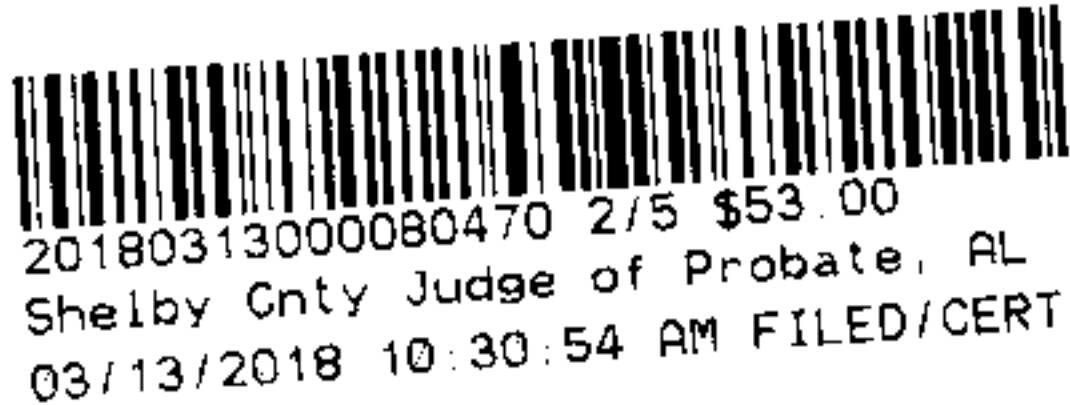
And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, their heirs and assigns, hereby covenant with said Grantees, his/her/their heirs and assigns, that they are seized of an indefeasible estate

in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantees, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 25 day of

March, 2018.

  
Richard B. Taylor



STATE OF Alabama

COUNTY OF Shelby

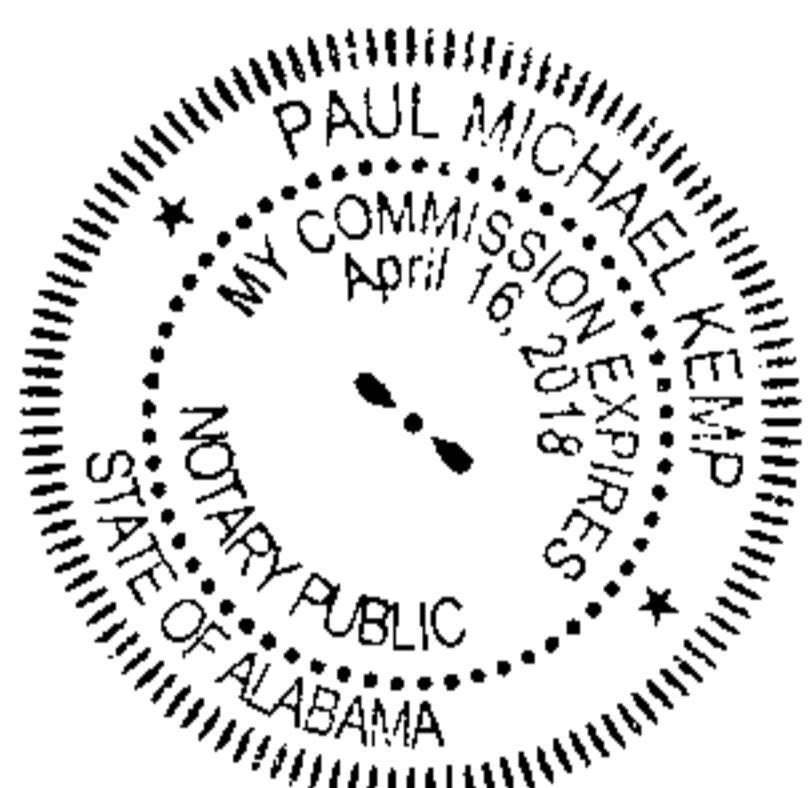
I, Paul Kemp, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Richard B. Taylor** is/are signed to the foregoing conveyance, and who is/are known to me or produced valid identification acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 17 day of March 2018

Notary Public

My Commission Expires: \_\_\_\_\_

[Notary Seal]



20180313000080470 3/5 \$53.00  
Shelby Cnty Judge of Probate, AL  
03/13/2018 10:30:54 AM FILED/CERT

Exhibit "A"  
Legal Description

**Lot 50, according to the Survey of Meadow Brook, Fifth Sector, First Phase,  
as recorded in Map Book 8, Page 109, in the Office of the Judge of Probate,  
Shelby County, Alabama.**



20180313000080470 4/5 \$53.00  
Shelby Cnty Judge of Probate, AL  
03/13/2018 10:30 54 AM FILED/CERT

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Richard B. Taylor  
Mailing Address: 5034 Stratford Rd  
Birmingham AL 35242

Property Address:  
5034 Stratford Road  
Birmingham, AL 35242

Grantee's Name: Thomas Haney and Stephanie Haney  
Mailing Address: 5034 Stratford Road  
Birmingham, AL 35242

Date of Sale: 3-8-18  
Total Purchase Price: \$260,000.00  
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.

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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 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 is 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: 3-9-18

Print: Access Title, LLC

Unattested  
 Verified by:

Sign:

(Grantor/Grantee/Owner/AGENT) circle one

FORM RT-1



20180313000080470 5/5 \$53.00  
Shelby Cnty Judge of Probate, AL  
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