

Parcel I.D. #:

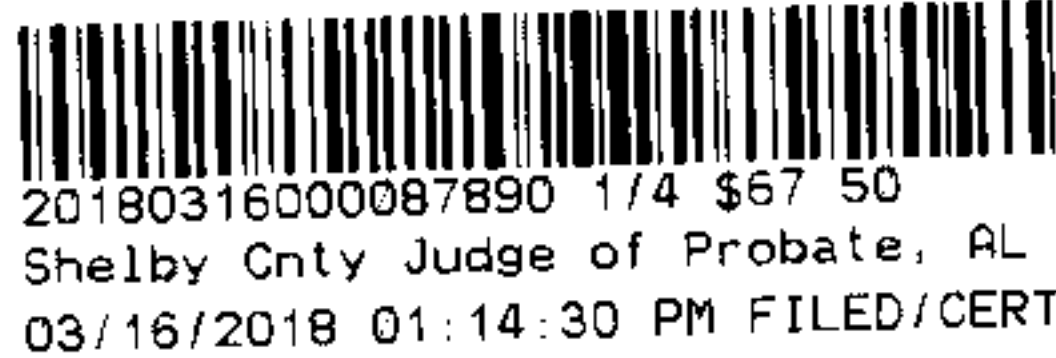
Send Tax Notice To: Eleanor M. Broadhead
1314 Hwy. 42
Calera, AL 35040

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)



Shelby County, AL 03/16/2018
State of Alabama
Deed Tax: \$42.50

Know all men by these presents, that in consideration of the sum of Forty-Two Thousand Four Hundred Ninety Dollars and 00/100 (\$ 42,490.00), the receipt of sufficiency of which are hereby acknowledged, that **Eleanor Miskelly Broadhead, a widow, and Regina Rhea being a deceased person who died intestate on or about 15 January, 2015, without an estate ever being probated,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Eleanor Miskelly Broadhead; Sheila Janell Burks; and Jennifer Tolbert,** hereinafter known as the GRANTEE;

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama; Thence North 0 degrees 22 minutes 30 seconds East along the East line of said 1/4-1/4 section a distance of 825.04 feet; Thence South 56 degrees 27 minutes 49 seconds West a distance of 258.67 feet; Thence South 37 degrees 37 minutes 19 seconds East a distance of 25.07 feet; Thence South 56 degrees 27 minutes 49 seconds West a distance of 210.54 feet to the Point of Beginning and the northeasterly line of a 25' ingress, egress and utility easement lying 25' southwesterly and parallel to described line; Thence South 37 degrees 37 minutes 19 seconds East along said easement a distance of 210.00 feet to the end of said easement; Thence South 56 degrees 27 minutes 49 seconds West a distance of 210.54 feet; Thence North 37 degrees 37 minutes 19 seconds West a distance of 210.00 feet; Thence North 56 degrees 27 minutes 49 seconds East a distance of 210.54 feet to the Point of Beginning.

25' INGRESS, EGRESS & UTILITY EASEMENT:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama; Thence North 0 degrees 22 minutes 30 seconds East along the East line of said 1/4-1/4 section a distance of 825.04; Thence South 56 degrees 27 minutes 49 seconds West a distance of 258.67 feet to the Point of Beginning of the northerly line of a 25' ingress, egress and utility easement lying 25' southerly of and parallel to described line; Thence continue along the last described course a distance of

479.18 feet; Thence South 78 degrees 46 minutes 18 seconds West a distance of 238.60 feet; Thence South 56 degrees 27 minutes 49 seconds West a distance of 210.00 feet to the easterly right of way of Shelby County Hwy. 47 and the END of said easement. Situated in Shelby County, Alabama. According to the survey of Rodney Shiflett, dated October 31, 2002.

To include the existing mobile home located on the real property possessing 2017-2018 Alabama tax sticker # 114395.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 20050204000057250, in the Probate Judge's Office of Shelby County, Alabama.


TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 16 Day of MARCH, 2018.

Eleanor Miskelly Broadhead


Eleanor Miskelly Broadhead
Grantor


20180316000087890 2/4 \$67.50
Shelby Cnty Judge of Probate: AL
03/16/2018 01:14:30 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Eleanor Miskelly Broadhead, a widow*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

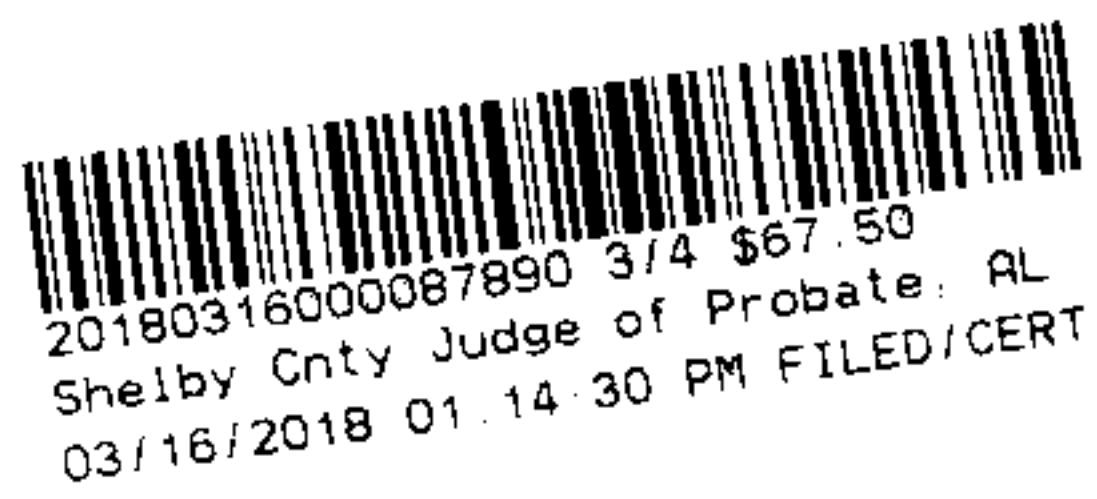
Given under my hand and official seal of office on this the 16 Day of
MARCH, 2018.



NOTARY PUBLIC
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



Real Estate Sales Validation Form

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

Grantor's Name Eleanor Beardsley
Mailing Address 8163 Hwy 47
Shelby AL 35143

Grantee's Name Jennifer Tolbert
Mailing Address Shelia J Burk
8163 Hwy 47
Shelby AL 35143

Property Address 8163 Hwy 47
Shelby AL
35143

Date of Sale 3/16/18
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 42,490.-

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other TAF Records

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 3/16/18

Print Jennifer Tolbert

Sign Jennifer Tolbert

(Grantor/Grantee/Owner/Agent) circle one



20180316000087890 4/4 \$67.50
Shelby Cnty Judge of Probate, AL
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verified by)

Form RT-1