


THIS INSTRUMENT PREPARED BY:  
J. Clay Maddox  
FULLER HAMPTON LLC  
ATTORNEYS AT LAW  
P.O. BOX 1319  
Clanton, Alabama 35046

  
20180606000199040 1/3 \$25.50  
Shelby Cnty Judge of Probate, AL  
06/06/2018 11:59:20 AM FILED/CERT

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**SEND TAX NOTICES TO:**

227 Starboard Dr  
Shelby, AL 35143

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

KNOW YE ALL MEN BY THESE PRESENTS:

**WHEREAS**, in consideration of the sum of Two Hundred Thirty-Five Thousand Dollars (\$235,000.00) and other valuable considerations to the undersigned GRANTORS, **Douglas W. Ray and wife, Linda J. Ray**, in hand paid by the GRANTEES, **Don W. McGuirk and wife Debbie McGuirk**, the receipt whereof is acknowledged, we, the said GRANTORS, do hereby grant, bargain, sell and convey unto the said GRANTEES, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Southwest corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama; thence run East along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  section as established by the map and survey of Glasscock's Subdivision (Spring Creek) as recorded in Map Book 4 page 23 in the Probate Office of Shelby County, Alabama for 1018 feet, more or less, to an iron pin at the Southeast corner of Lot 19, Block 5 of said subdivision; thence continue East along the last stated course for 58.00 feet to a point on the West bank of Lay Lake as it presently exists, said point being the point of beginning; thence reverse the last stated course and run West for 58.00 feet to an iron pin at the Southeast corner of Lot 19, Block 5, of said Glasscock's Subdivision; thence 89 deg. 57 min. 37 sec. right and run North along the East line of said subdivision for 185.00 feet to an iron pin; thence 100 deg. 00 min. right and run East for 65.00 feet to an iron pin; thence 54 deg. 30 min. right and run Southeasterly for 118.50 feet to a point on the West bank of Lay Lake as it presently exists; thence run generally in a Southwesterly direction along the meandering of the West bank of Lay Lake to the point of beginning.

According to the survey of R. W. Farmer, AL Reg No. 14720.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

\$230,743.00 of the Purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Book: 327 Page: 456

**TO HAVE AND TO HOLD** to the said GRANTEES, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

**AND THE GRANTORS**, do for ourselves, our heirs, executors, administrators, successors and assigns, covenant with said GRANTEES, their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that we are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid, and that we will, and our heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

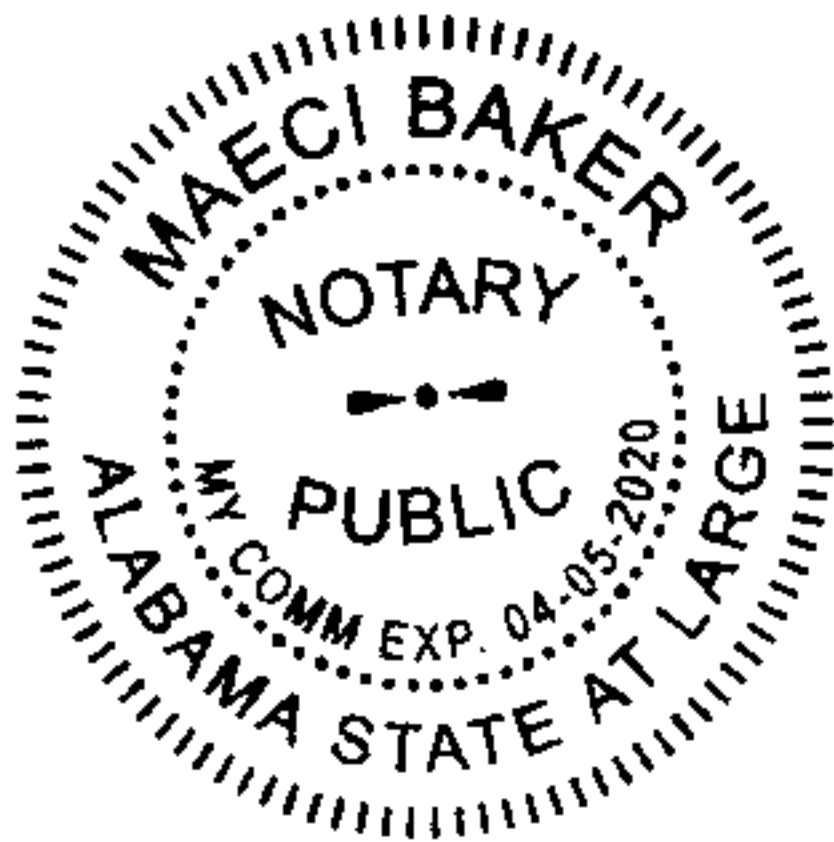
**IN WITNESS WHEREOF**, the said GRANTORS have hereunto set our hands and seals, on this 23<sup>rd</sup> day of May, 2018.

*Douglas W. Ray*  
Douglas W. Ray  
as attorney-in-fact  
*Linda J. Ray*  
Linda J. Ray

STATE OF ALABAMA                     )  
  )  
COUNTY OF CHILTON                )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Douglas W. Ray and wife, Linda J. Ray**, 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 23 day of May, 2018.



*Maeci Baker*  
NOTARY PUBLIC  
My Commission Expires: 4-5-20

# Real Estate Sales Validation Form

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

Grantor's Name Douglas W. Ray & Linda J. Ray  
Mailing Address 1805 County Road 71  
Jemison, AL 35085

Grantee's Name Don W. McGuirk & Debbie McGuirk  
Mailing Address 227 Starboard Dr.  
Shelby, AL 35143

Property Address 227 Starboard Drive  
Shelby, AL 35143

Date of Sale 05/23/2018  
Total Purchase Price \$ 235,000.00

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  
☐ Sales Contract  
☒ Closing Statement  
☐ Appraisal  
☐ Other

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 05/23/2018

Print Clay Maddox

☐ Unattested  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1