

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5000.00)**, 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, **James Paul Tate and wife, Gloria N. Tate (herein referred to as Grantor)** grant, bargain, sell and convey unto **James Edward Tate and Tammy S. Tate (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

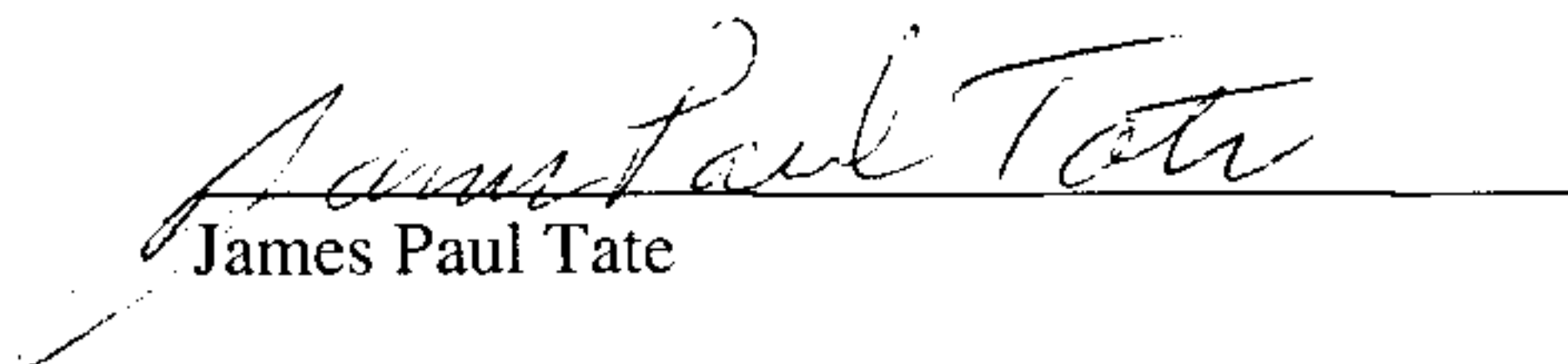
SUBJECT TO:

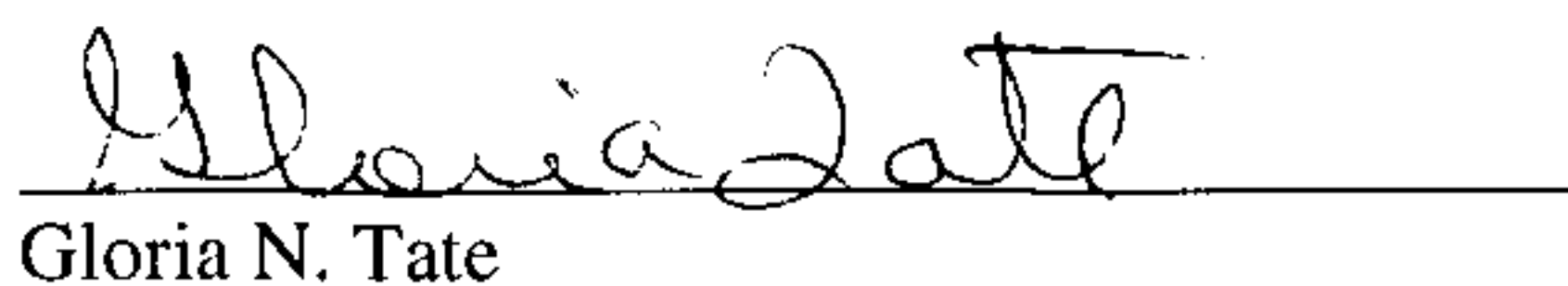
1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

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 4th day of June, 2018.


James Paul Tate

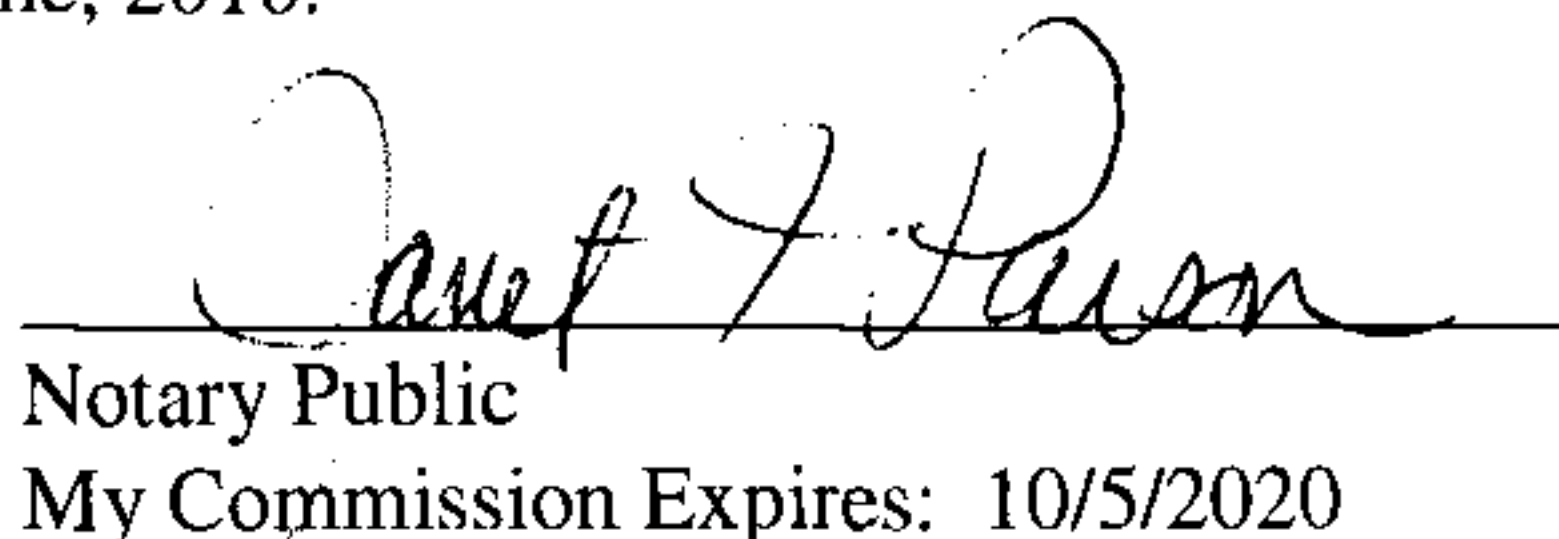

Gloria N. Tate

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that James Paul Tate and Gloria N. Tate, whose names are 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 2018.


Notary Public
My Commission Expires: 10/5/2020

Shelby County, AL 06/12/2018
State of Alabama
Deed Tax \$5.00



20180612000207730 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
06/12/2018 02:30:35 PM FILED/CERT

EXHIBIT A—LEGAL DESCRIPTION

Parcel 4, according to the map of Standridge Division I, as recorded in Map Book 31, Page 110C, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion sold to Mary Traylor as shown in Instrument #20071105000509440, being more particularly described as follows:

Commence at the SE corner of Parcel 4, Standridge Division I, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 31, Page 110C; thence North 84 degrees 04 minutes 04 seconds West a distance of 197.05 feet to the point of beginning; thence North 84 degrees 04 minutes 04 seconds West a distance of 49.92 feet; thence North 01 degree 03 minutes 37 seconds West a distance of 208.50 feet; thence North 88 degrees 56 minutes 23 seconds East a distance of 53.40 feet; thence South 00 degrees 02 minutes 03 seconds East, a distance of 214.61 feet to the point of beginning.

ALSO, Parcel 3 and Parcel 4, according to the map of Standridge Division III, as recorded in Map Book 31, Page 112, in the Probate Office of Shelby County, Alabama.



20180612000207730 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
05/12/2018 02:30:35 PM 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
Mailing Address

James Paul Tate
11066 Gallups Crossroad
Harpersville, AL 35078

Grantee's Name
Mailing Address

W.C. Tate
251 Whispering Pines Dr
Vincent, AL 38178

Property Address

Date of Sale

Total Purchase Price \$

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



20180612000207730 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
06/12/2018 02:30:35 PM FILED/CERT

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 _____

Unattested

(verified by)

Sign

James Paul Tate
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1