

This instrument was prepared without benefit of title evidence by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051


20180627000229160 1/3 \$64.00
Shelby Cnty Judge of Probate, AL
06/27/2018 12:05:13 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Jo Ann Posey, a widow (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Jo Ann Posey, Connie F. Posey, and Lenora M. Watford (herein referred to as GRANTEES) for and during their joint lives and upon the death of any of them, then to the survivors of them for and during their joint lives and upon the death of another of them, then to the remaining survivor in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

A lot or parcel of land situated in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 1, Township 19 South, Range 2 East, and being more particularly described as follows:

Commence at the Northwest corner of the above said N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 1, thence run south and along the west line for a distance of 1023.30 feet to the point of beginning. Thence continue along same line for a distance of 306.30 feet; thence turn 89 deg. 24 min. to the left for a distance of 150.0 feet; thence turn 80 deg. 08 min. 20 sec. to the left for a distance of 157.90 feet; thence turn 34 deg. 43 min. to the left for a distance of 181.39 feet; thence turn 72 deg. 44 min. 40 sec. to the left for a distance of 104.93 feet to the point of beginning.

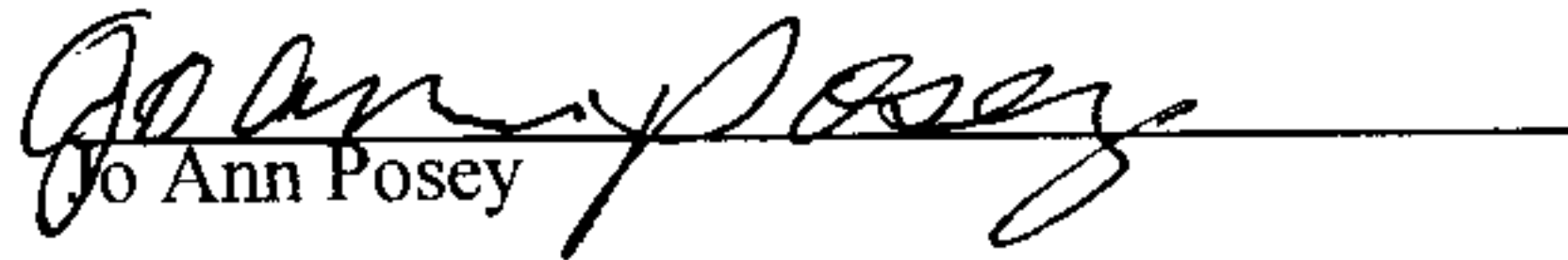
GRANTOR is the surviving grantee in the deed recorded in Deed Book 357, page 658, in the Probate Office of Shelby County, Alabama, the other grantee, Harold Posey, having died on July 13, 2016.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of any of them, then to the survivors of them, during their joint lives and upon the death of another of them, then to the remaining survivor in fee simple, and to the heirs and assigns of such survivor forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and

administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 persons.

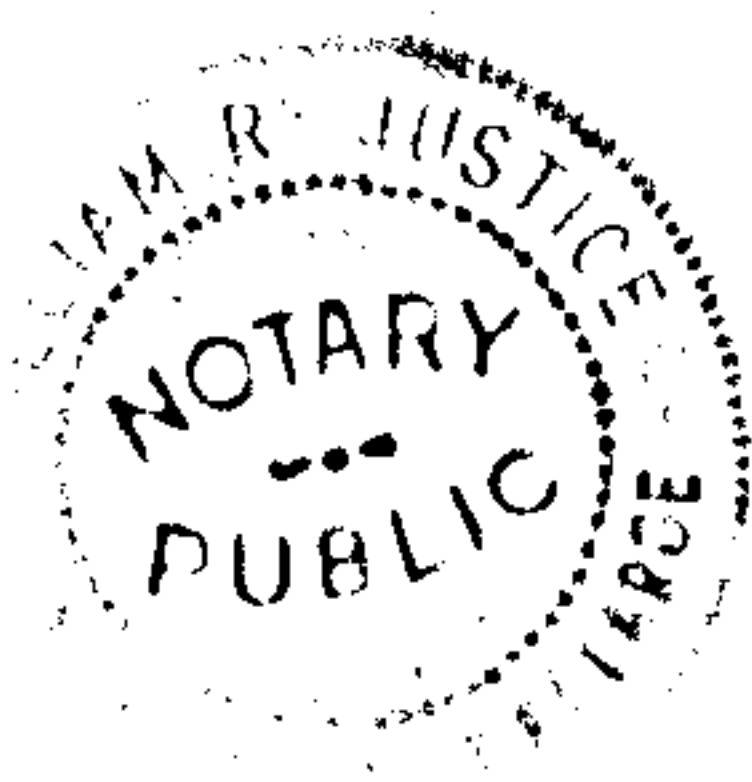
IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27th day of June, 2018.

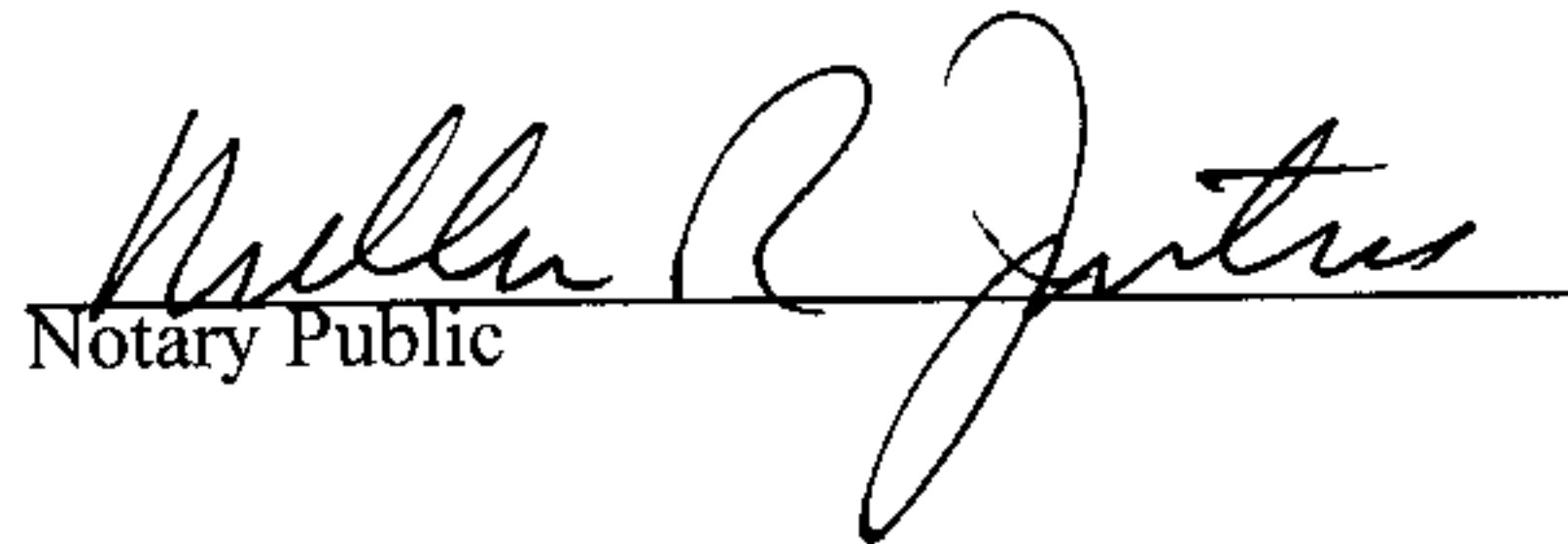

Jo Ann Posey

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jo Ann Posey, 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 27th day of June, 2018.




Notary Public


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Real Estate Sales Validation Form

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

Grantor's Name Jo Ann Posey
Mailing Address Po Box 475
Vincent, AL 35178

Grantee's Name Jo Ann Posey ^{Po Box 475}
Mailing Address Connie F. Posey ^{Vincent, AL 35178}
Lenora M. Watford ^{10309 Pinemist}
Court, Upper Marlboro, MD 20782

Property Address Hwy 466
Vincent, AL

Date of Sale 6-27-18
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value ^{2/3} \$ 41,980

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.

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).

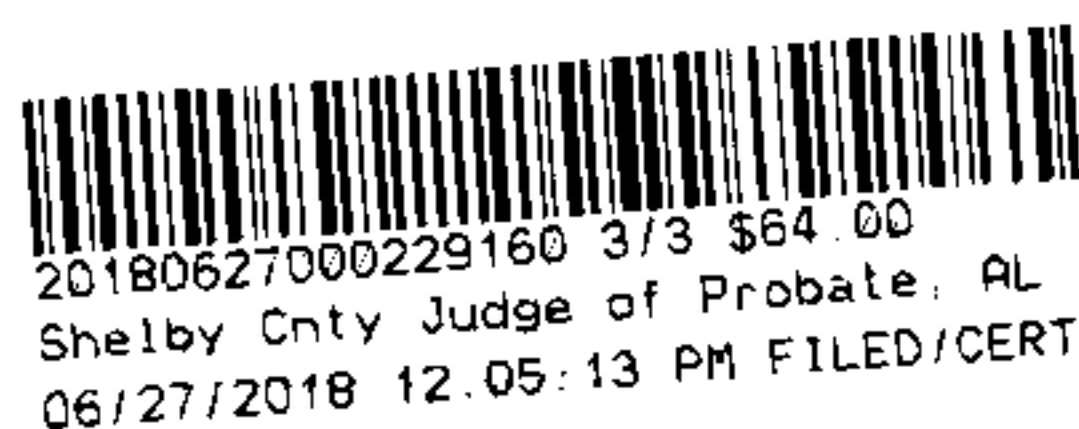
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-27-18

Print Jo Ann Posey

☐ Unattested _____
(verified by)

Sign Jo Ann Posey
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1