

**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:*  
**Donald Byrd**  
**515 Hwy 406 Lot 13**  
**Shelby, AL 35143**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **TWENTY THOUSAND DOLLARS AND ZERO CENTS (\$20,000.00)**, 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 O. Schrader and wife, Bonnie Schrader (herein referred to as Grantor)** grant, bargain, sell and convey unto **Donald Byrd and Geneva Byrd (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, including mineral and mining rights.

**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 17<sup>th</sup> day of August, 2018.

James O. Schrader  
**James O. Schrader**

Bonnie Schrader  
**Bonnie Schrader**

**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 O. Schrader and Bonnie Schrader**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of August, 2018.



April Clark  
Notary Public  
My Commission Expires: 9/22/2020



20180820000296020 1/3 \$41.00  
Shelby Cnty Judge of Probate, AL  
08/20/2018 10:50:30 AM FILED/CERT

Shelby County, AL 08/20/2018  
State of Alabama  
Deed Tax: \$20.00

## **EXHIBIT A – LEGAL DESCRIPTION**

Lots 1, 3, 4, 5, 7, 9, 10, 11, 13, Block 115, as recorded in the E. Saffords Survey of the Town of Shelby, Alabama, dated March 20, 1890, in the Probate Office of Shelby County, Alabama.

Lots 14, 15, 16, 17, 18, 19, 20 and 21, in Block 115, according to Saffords Map of the Town of Shelby, Alabama, as recorded in Map Book 3, Page 47, Probate Office, Shelby County, Alabama.



20180820000296020 2/3 \$41.00  
Shelby Cnty Judge of Probate, AL  
08/20/2018 10:50:30 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 James O. Schrader  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Donald Byrd  
Mailing Address 515 Hwy 406 Lot 13  
Shelby AL  
35143

Property Address 620 Hwy 308  
Shelby, AL 35143  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale August 17, 2018  
Total Purchase Price \$ 20,000.00  
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 \_\_\_\_\_

Print James O. Schrader

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

\_\_\_\_\_  
(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180820000296020 3/3 \$41.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1