

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Nancy Rape  
(Address) 6180 Hwy 61  
Wilsonville, AL 35786

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

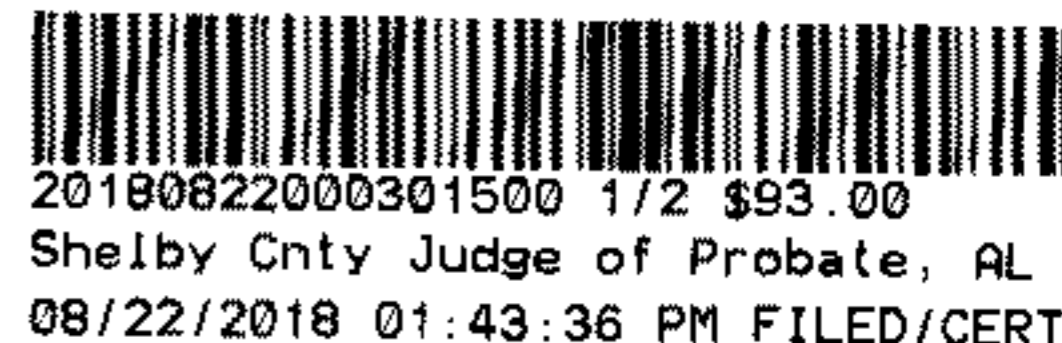
Form 1-1-5 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

\_\_\_\_\_ COUNTY }

KNOW ALL MEN BY THESE PRESENTS,



That in consideration of \_\_\_\_\_ DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Nancy Rape

(herein referred to as grantors) do grant, bargain, sell and convey unto

Nancy Rape Veronica K. Walton Pamela D. Kreie

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A tract of land situated in the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 32, Township 21 South, Range 1 East, being more particularly described as follows:  
Commence at the Northeast corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 32, Township 21 South, Range 1 East; thence run West along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 443.09 feet to a point; thence run South, parallel to the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  section a distance of 533.05 feet to a point; thence run West, parallel to the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 443.09 feet to a point; said point being the Northwest corner of the Harry Rape Property; said point being the point of beginning of the property herein described; thence run South, parallel to the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 527.70 feet to a point; said point being 210.00 feet North of the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence run West, parallel to the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 442.02 feet, more or less, to the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence run North along the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 527.70 feet to a point; thence run East, parallel to the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 442.02 feet to the point of beginning; being situated in Shelby County, Alabama.  
Also, an easement for ingress and egress 20 feet wide, being 10 feet on either side of a line described as follows:  
Commence at the SE corner of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 32, Township 21 South, Range 1 East, and run North along the East line a distance of 210.0 feet; thence turn left and run West parallel with the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 10 feet to the point of beginning of the centerline of said easement; then turn right and run North parallel with the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 533.06 feet; then turn left and run West parallel with the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 886.18 feet to the end point of the centerline of said easement, being the NE corner of the Alfred Rape property; being situated in Shelby County, Alabama.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/22/2018  
State of Alabama  
Deed Tax: \$75.00

Nancy Rape (Seal) \_\_\_\_\_ (Seal)  
Nancy Rape (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Angela Rachelle Wiseman, a Notary Public in and for said County, in said State, hereby certify that Nancy Rape whose name Nancy Rape signed to the foregoing conveyance, and who Nancy Rape known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of August A.D., 2018

Angela Rachelle Wiseman

Notary Public.

# Real Estate Sales Validation Form

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

Grantor's Name Nancy Rape  
Mailing Address 6180 Hwy 61  
Wilsonville AL  
35186

Grantee's Name Nancy Rape  
Mailing Address Veronica Walton  
Pamela Kreie  
6180 Hwy 61  
Wilsonville AL 35186

Property Address 2115 Mooney Rd  
Columbiana

Date of Sale 8/22/18  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$111,860 2/3 = 74,573

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 8/22/18  
X Unattested Laura Melben  
(verified by)

Print NANCY RAPE  
Sign Nancy Rape  
(Grantor/Grantee/Owner/Agent) circle one

