

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

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **Darlene Vines Rainwater, aka Darlene D. Vines, a married woman**, do grant, bargain, sell and convey unto the said Grantees, **James Simpson Rainwater and Darlene Vines Rainwater, husband and wife**, for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, the following described real property, situated in Shelby County, Alabama, viz:

A tract of land situated in the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$ ; thence South along the East line thereof a distance of 153.96 feet; thence right 109 degrees 53 minutes 30 seconds and run Northwest 180.70 feet; thence 13 degrees 19 minutes 30 seconds left, 355.84 feet; thence 29 degrees 51 minutes 30 seconds left, 167.20 feet; thence 90 degrees left, 30 feet to the point of beginning on the South right of way line of the North part of Miller Circle; thence 1 degree 51 minutes 25 seconds left, 244.36 feet to a point on the West line of Lot 22 of Indian Ridge Estates, as recorded in Map Book 6, Page 44, in the Probate Office of Shelby County; thence right with an interior angle of 140 degrees 06 minutes 35 seconds along said Lot 22 and Lot 1 a distance of 273.10 feet to the North right of way line of the South part of Miller Circle; thence right with an interior angle of 83 degrees 48 minutes 30 seconds and run Northwest along right of way 43.85 feet to the beginning of a curve to the left, having a radius of 241.86 feet and subtending a central angle of 26 degrees 33 minutes 30 seconds; thence on tangent to curve, continue Westerly 82.18 feet; thence 90 degrees

right, 209.70 feet; thence 86 degrees 26 minutes 30 seconds left 186.90 feet; thence 90 degrees right, 204.06 feet to the beginning of a curve to the right having a radius of 15 feet and subtending a central angle of 119 degrees 46 minutes 30 seconds; thence along the arc of curve 31.36 feet; thence on tangent to curve run Southeast along right of way, 12.09 feet to the beginning of a curve to the left having a radius of 238.28 feet and subtending a central angle of 37 degrees 51 minutes 30 seconds; thence along the arc of curve, 154.33 feet to the beginning of a curve to the left having a radius of 898.14 feet and subtending a central angle of 13 degrees 08 minutes 30 seconds; thence along the arc of curve 206.00 feet; thence on tangent to curve, continue Northeast along right of way, a distance of 33.57 feet to the Point of Beginning.

Subject to easements, restrictions, building line, right-of-way and limitations of record.

Source of Title: Book 336 at Page 738

**TO HAVE AND TO HOLD** 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, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Grantees and their heirs and assigns of the survivor of them, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantees as hereinabove provided, and their heirs and assigns of said survivor, forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 16<sup>th</sup> day of August, 2018.

 (SEAL)  
**DARLENE VINES RAINWATER**



**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Darlene Vines Rainwater, 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.

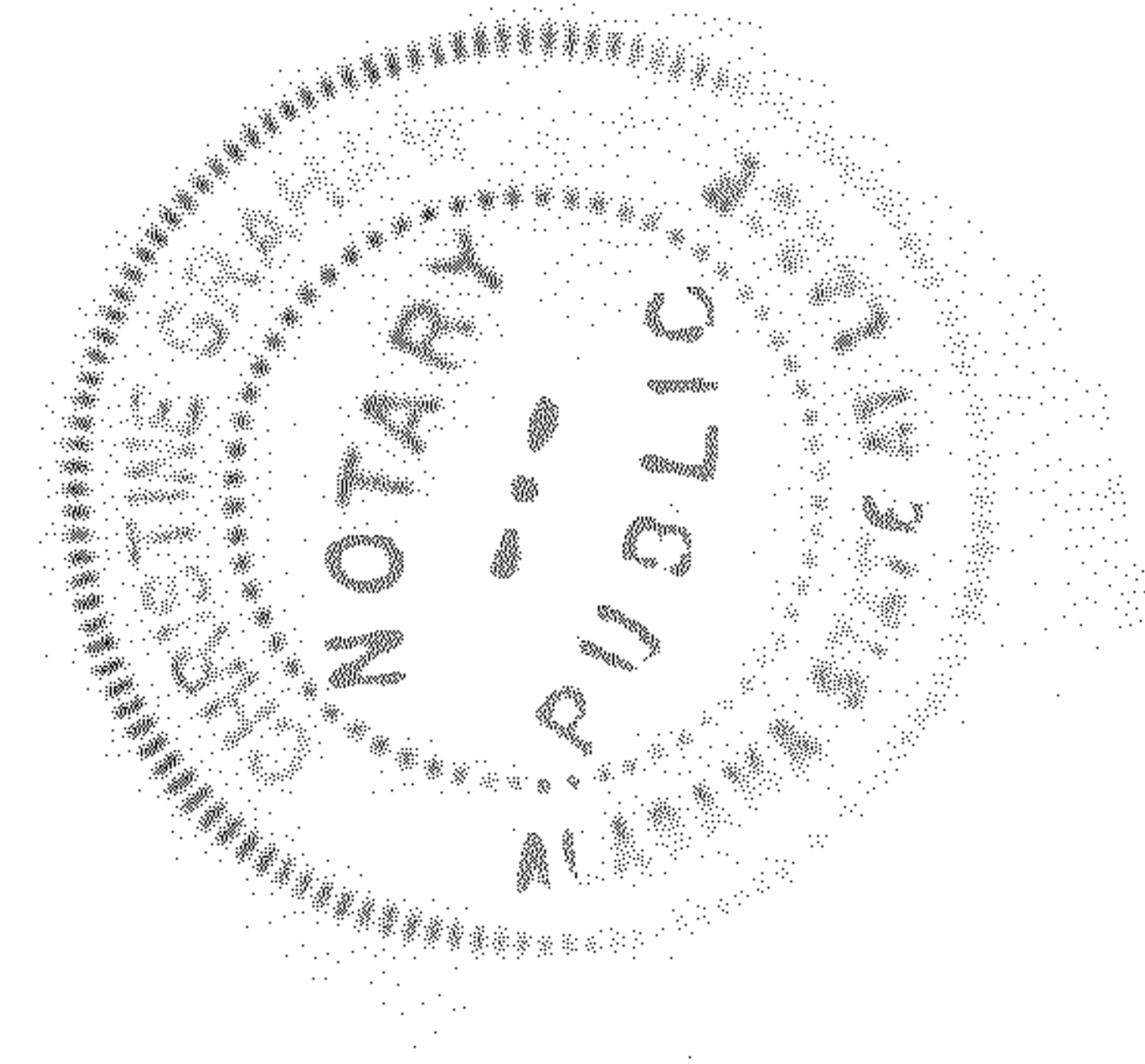
Given under my hand and official seal, this 16<sup>th</sup> day of August 2018.

*Christine Graham*

Notary Public

My Commission Expires  
March 8, 2021

This Instrument was Prepared By:  
BRADFORD & HOLLIMAN LLC  
Melanie B. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281  
Fax: (256) 259-3302



# Real Estate Sales Validation Form

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

Grantor's Name Darlene Vines Rainwater  
Mailing Address aka Darlene D. Vines  
133 Miller Circle  
Pelham, AL 35124

Grantee's Name James Simpson Rainwater and  
Mailing Address Darlene Vines Rainwater  
133 Miller Circle  
Pelham, AL 35124

Property Address 133 Miller Circle  
Pelham, AL 35124

Date of Sale August 16, 2018

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 322,290.00 Full Value  
\$ 161,145.00 1/2 Value

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/07/2018 11:14:07 AM  
\$185.50 JESSICA  
20180907000322150



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 Tax Assessor

☐ 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 8/16/18

Print

MELANIE B. HOLLIMAN / AS

Unattested

Sign

Melanie B. Holliman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1