

This instrument was prepared by:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, AL 35051

Send Tax Notice to:
Howard G. Storey
1138 Highway 109
Wilsonville, AL 35186

EASEMENT DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred and no/100 Dollars (**\$500.00**), and any 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, **Roderick R. Pair and wife, Darla J. Pair, (herein referred to as grantors)** grant, bargain , sell and convey unto **Howard G. Storey and Darlene N. Storey, (herein referred to as grantees)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

An easement over a part of a parcel of land in the Southeast Quarter of the Northwest Quarter of Section 21, Township 21 South, Range 1 East, being a part of the same land described in a deed to Roderick and Darla Pair, recorded in Instrument Number 1992-23036, of the real property records of Shelby County, Alabama. Said easement being more particularly described as follows:

The Westerly 525 feet of said Pair Property, being 30-feet in width and extending from Shelby County Highway 109 525 feet Easterly and being parallel and adjacent to the Howard G. and Darlene N. Storey property as recorded in Instrument Number 1994-20935.

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

Subject to taxes for 2018 and subsequent years, 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.

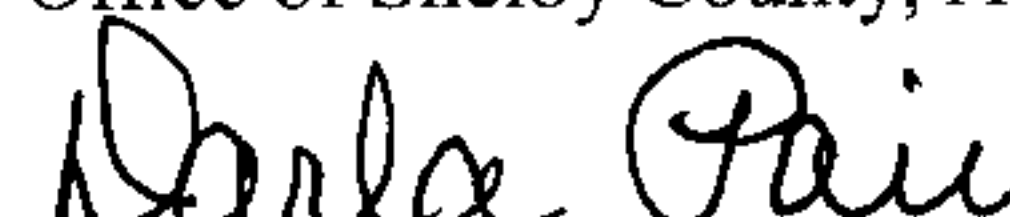
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of September, 2018.


20180914000330630 1/3 \$21.50
Shelby Cnty Judge of Probate, AL
09/14/2018 09:49:36 AM FILED/CERT

Shelby County, AL 09/14/2018
State of Alabama
Deed Tax: \$.50


Roderick R. Pair


By: Darla J. Pair, his attorney in fact as
Shown by Power of Attorney recorded in
Instrument #20130726000304380, in Probate
Office of Shelby County, Alabama


Darla Pair

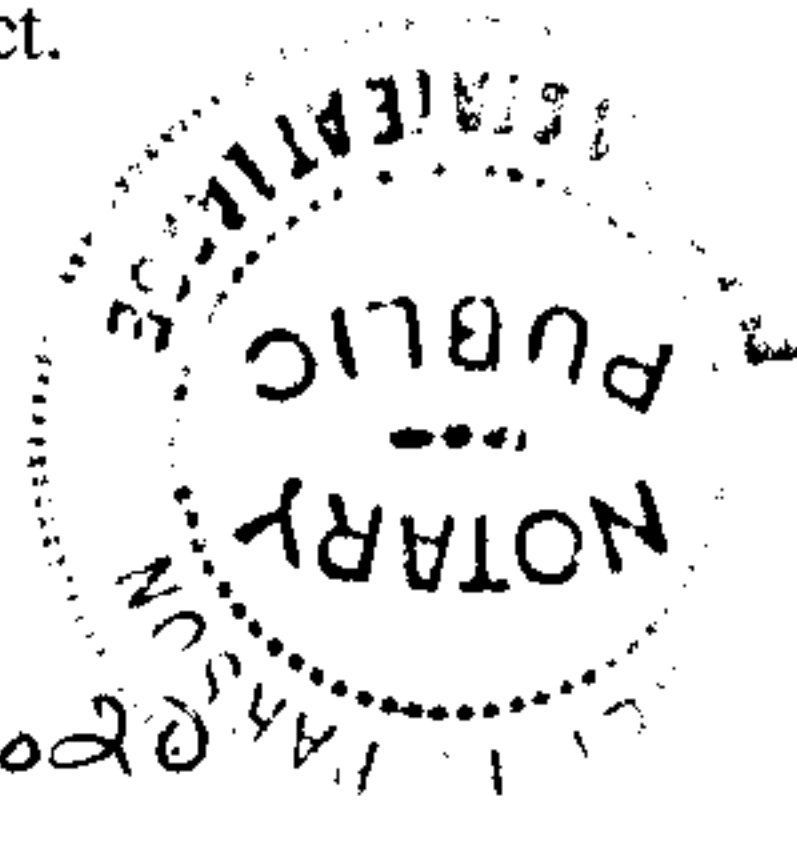
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Darla J. Pair, whose name as Attorney in Fact for Roderick R. Pair, is signed to this deed, who is known to me acknowledged before me on this day, that being informed of the contents of the deed, she executed the same voluntarily on the day the same bears date, in her capacity as such Attorney in Fact.

Given under my hand and official seal this 13th day of September, 2018.



Notary Public
My Commission Expires: 10/5/2020



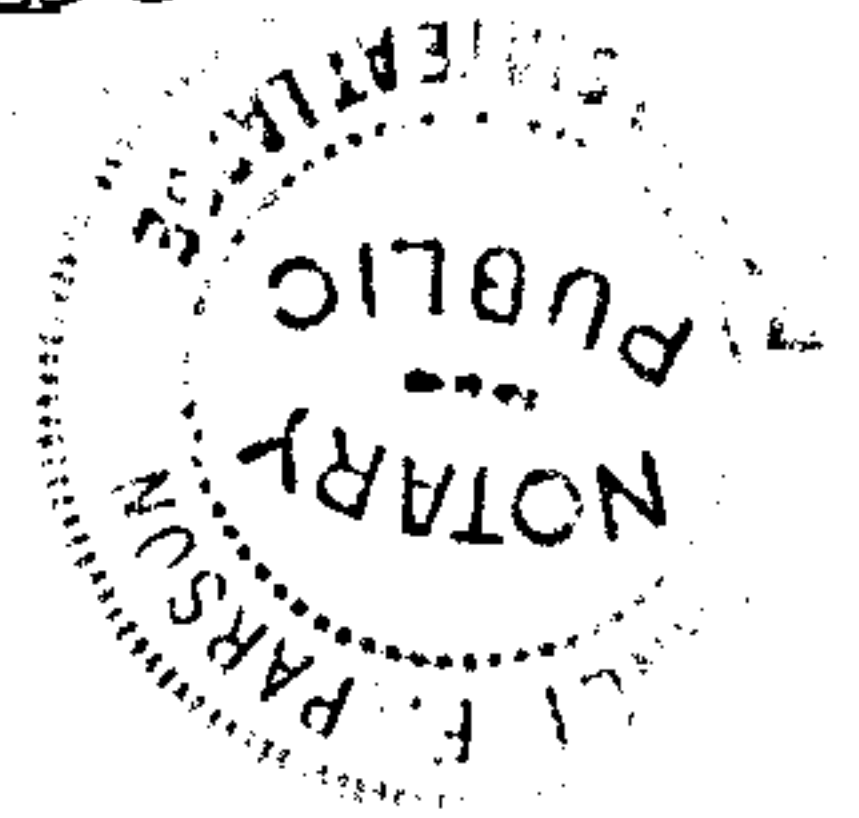
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Darla J. Pair, whose name is signed to this deed, who is known to me acknowledged before me on this day, that being informed of the contents of the deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September, 2018.



Notary Public
My Commission Expires: 10/5/2020




20180914000330630 2/3 \$21.50
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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 Darla J. Pair
Mailing Address 232 Hen House Rd
Wilsonville, AL 35180

Grantee's Name Howard G. Storey
Mailing Address 1138 Hwy 109
Wilsonville, AL 35180

Property Address Easement over
Hen House Rd

Date of Sale _____
Total Purchase Price \$ 500.00
Or
Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 9-13-18

Print Darla J Pair

☐ Unattested _____
(verified by)

Sign Darla J Pair
(Grantor/Grantee/Owner/Agent) circle one

