

THIS INSTRUMENT PREPARED BY:

MARK S. BOARDMAN

BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C.

400 BOARDMAN DRIVE

CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title

and has not examined the title to the property.

Send Tax Notice to Grantee.

GRANTEE'S ADDRESS:

Jonathan and Courtney Dodd

6961 Old Highway 280

Sterrett, Alabama 35147



20181023000374220 1/3 \$128.50

Shelby Cnty Judge of Probate, AL

10/23/2018 08:12:38 AM FILED/CERT

**GENERAL WARRANTY DEED**

(Joint Tenancy with Right of Survivorship)

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and for love and affection and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, David Dodd, a married individual, Jonathan Dodd and spouse, Courtney Middleton Dodd, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANNEES, Jonathan Dodd and Courtney Middleton Dodd, husband and wife (hereinafter referred to as GRANNEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Exhibit A attached.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.  
Subject to any accrued taxes or assessments not yet due and payable.

**Note: The preparer of this deed has not researched the title to this real property.**

**Subject property does not constitute the homestead of David Dodd, as defined by the Code of Alabama. David Dodd is the father of Jonathan Dodd. GRANTOR Jonathan Dodd and GRANTEE Jonathan Dodd are the same person. Subject property is the homestead of Jonathan Dodd and Courtney Middleton Dodd.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANNEES, 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 GRANNEES 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 GRANNEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANNEES, and with GRANNEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANNEES, and GRANNEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, David Dodd, Jonathan Dodd and Courtney Middleton Dodd, have hereunto set their hands and seals this the 22 day of October, 2018.

David Dodd

Jonathan Dodd

Courtney Middleton Dodd

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David Dodd, Jonathan Dodd and spouse, Courtney Middleton Dodd, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument each signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of Oct, 2018.

NOTARY PUBLIC

My Commission Expires: 2-9-22

Exhibit A

Tract I

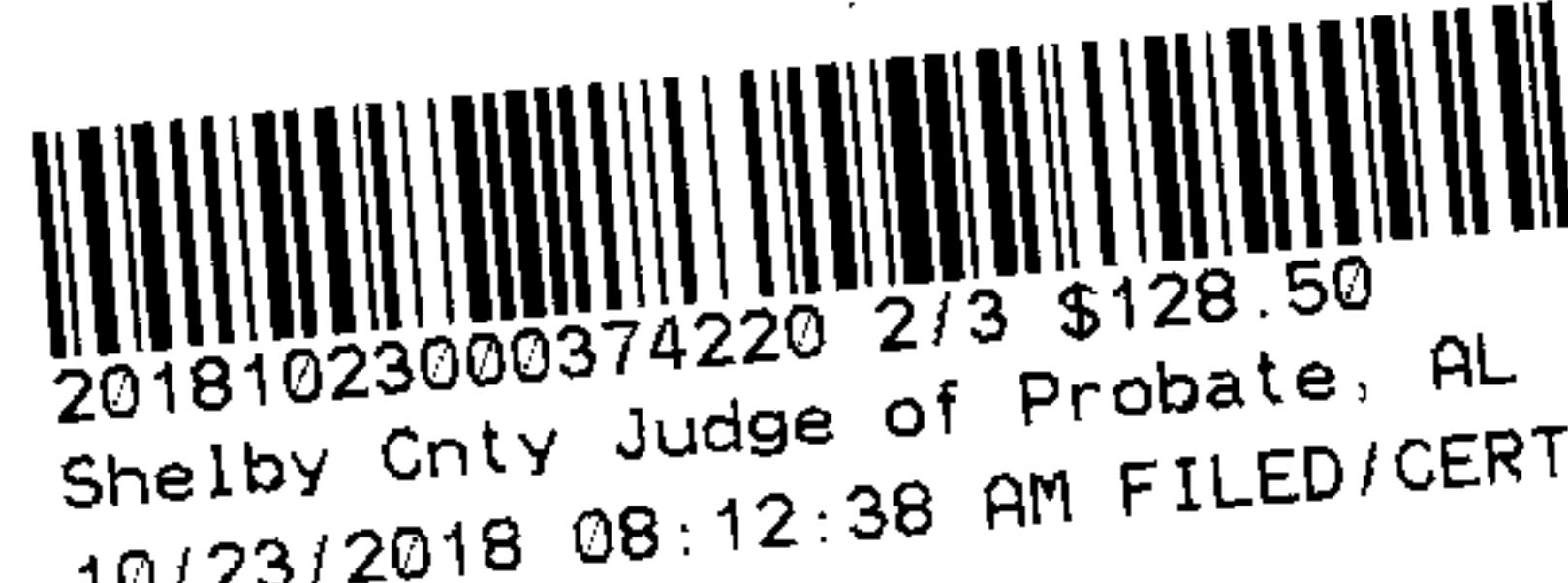
Commencing at the NW corner of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 88 degrees 21 minutes 48 seconds East along the Northern boundary line of said section for a distance of 2095.19 feet; thence South 0 degrees 09 minutes 33 seconds West a distance of 946.51 feet to the Southerly right of way line of Shelby County Road No. 280 and the Point of Beginning; thence continuing Southerly a distance of 560.00 feet; thence North 89 degrees 50 minutes 27 seconds West, a distance of 265.00 feet; thence North 00 degrees 09 minutes 33 seconds East, a distance of 465.00 feet; thence North 40 degrees 54 minutes 42 seconds East, a distance of 187.92 feet to the Southerly right of way line of Shelby County Road No. 280; thence South 71 degrees 26 minutes 19 seconds East along the road right of way line for a distance of 150.00 feet to the Point of Beginning.

Tract II

Commencing at the NW corner of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 88 degrees 21 minutes 48 seconds East along the North boundary line of said section for a distance of 2095.19 feet; thence South 00 degrees 09 minutes 33 seconds West, a distance of 1506.51 feet to the Point of Beginning; thence North 89 degrees 50 minutes 27 seconds West, a distance of 265.00 feet; thence North 00 degrees 09 minutes 33 seconds East, a distance of 465.00 feet; thence North 40 degrees 54 minutes 42 seconds East, a distance of 187.92 feet to the Southerly right of way line of Shelby County Road No. 280; thence North 71 degrees 26 minutes 19 seconds West along said road right of way line for a distance of 62.65 feet; thence South 39 degrees 49 minutes 11 seconds West, a distance of 34.06 feet; thence North 81 degrees 35 minutes 54 seconds West a distance of 98.18 feet; thence South 00 degrees 27 minutes 40 seconds West, a distance of 990.47 feet; thence South 70 degrees 18 minutes 23 seconds East, a distance of 136.08 feet; thence North 00 degrees 08 minutes 23 seconds East, a distance of 209.92 feet; thence South 70 degrees 21 minutes 33 seconds East, a distance 209.73 feet; thence North 00 degrees 09 minutes 33 seconds East, a distance of 280.99 feet to the Point of Beginning.

Subject to easements, encroachments, exceptions, reservations, encumbrances, liens, rights of way, building set back lines, restrictions of record or any adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by public record or visible on said property.

*JP*  
*BD*  
*ANW*



## Real Estate Sales Validation Form

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

Grantor's Name Jonathan Dodd and David Dodd  
Mailing Address 6961 Old Highway 280  
Sterrett, AL 35147

Grantee's Name Jonathan Dodd and Courtney Dodd  
Mailing Address 6961 Old Highway 280  
Sterrett, AL 35147

Property Address 6961 Old Highway 280  
Sterrett, AL 35147

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 50% of 214,600.00 = \$107,300.00

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 valuation  
 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 10/22/18

Print Jonathan Dodd

Unattested

Sign 

(verified by)

Grantor/Grantee  Owner/Agent circle one

Form RT-1

