


This instrument was prepared without benefit of title evidence by:  
William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

  
20181025000378620 1/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
10/25/2018 02:36:42 PM FILED/CERT

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

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Jerry T. Spates, married, and Sarah Slaughter, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Michael Howard Sylestine and Emily Spates Sylestine (herein referred to as GRANTEES) 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 estate situated in Shelby County, Alabama to-wit:

Lot 1, Spates Subdivision, as recorded in Map Book 50, page 3, in the Probate Office of Shelby Count, Alabama.

Subject to easements, rights of way, covenants, conditions, restrictions, and encumbrances of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to 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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 10/25/2018  
State of Alabama  
Deed Tax: \$13.50

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
25<sup>th</sup> day of October, 2018.

  
Jerry T. Spates

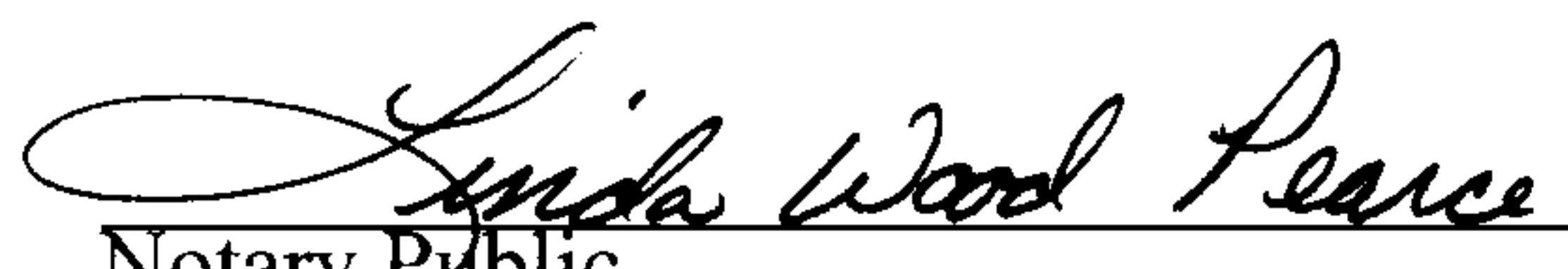
  
Sarah Slaughter

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry T. Spates, 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, he executed the same voluntarily on the day the same bears date.

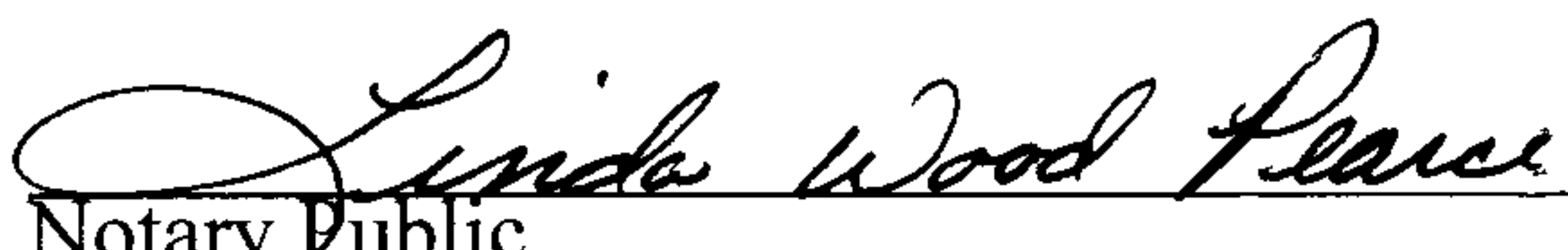
Given under my hand and official seal this 25<sup>th</sup> day of October, 2018.

  
Notary Public  
My commission expires: 07-31-2022

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah Slaughter, 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 25<sup>th</sup> day of October, 2018.

  
Notary Public  
My commission expires: 07-31-2022



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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 Jerry T. Spates  
Mailing Address 591 Glaze Ferry Road  
Harpersville, AL 35078  
Sarah Slaughter  
49 Spates Dr, Harpersville, AL 35078  
Property Address 6 Glaze Ferry Rd  
Harpersville, AL  
3.35 ac

Grantee's Name Michael + Emily Sylvestre  
Mailing Address 591 Glaze Ferry Rd  
Harpersville, AL 35078  
Date of Sale 10-25-18  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 13,400

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 10-25-18

Print Sarah Slaughter

☐ Unattested

Sign Sarah Slaughter

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1