



20181029000381760 1/4 \$24.50  
Shelby Cnty Judge of Probate, AL  
10/29/2018 12:02:43 PM FILED/CERT

**NO TITLE EXAMINATION FURNISHED**

**THIS INSTRUMENT PREPARED BY:**

**James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244**

**SEND TAX NOTICE TO:**

**Duane K. Motes and Cindy D. Motes  
7800 Highway 17, Lot 106  
Maylene, AL 35114**

**STATE OF ALABAMA     )  
COUNTY OF SHELBY    )**

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Five Hundred and No/100 (\$500.00 ) Dollars and other good and valuable consideration, to the undersigned grantor, Dustin Payne, a married man, in hand paid by Duane K. Motes and Cindy D. Motes, the receipt whereof is hereby acknowledged, the said Dustin Payne, a married man, does by these presents, grant, bargain, sell and convey unto the said Duane K. Motes and Cindy D. Motes (herein referred to as "Grantees"), as joint tenants with right of survivorship, an undivided five per cent (5%) interest, being his entire interest, in the property known as 1513 Radburn Drive, Pelham, Alabama, and situated in Shelby County, Alabama, being more particularly described on the attached Exhibit "A."

**SUBJECT TO:** (1) Current taxes; (2) Easements and Restrictions of record.

**THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.**

The grantor herein constitutes the remainder of all of the heirs at law of Audrey V. Motes, the surviving grantee in that certain deed dated January 6, 1975, recorded in Deed Book 290, at Page 301, in the Office of the Judge of Probate of Shelby County, Alabama, who died intestate November 7, 2002, the other grantee, Chester C. Motes having died in November 1993.

**TO HAVE AND TO HOLD** to 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.

IN WITNESS WHEREOF, the undersigned have executed this conveyance as of the

23 day of Oct, 2010.

WITNESS:

Christie M Pittman

Dustin Payne

STATE OF MISSISSIPPI )

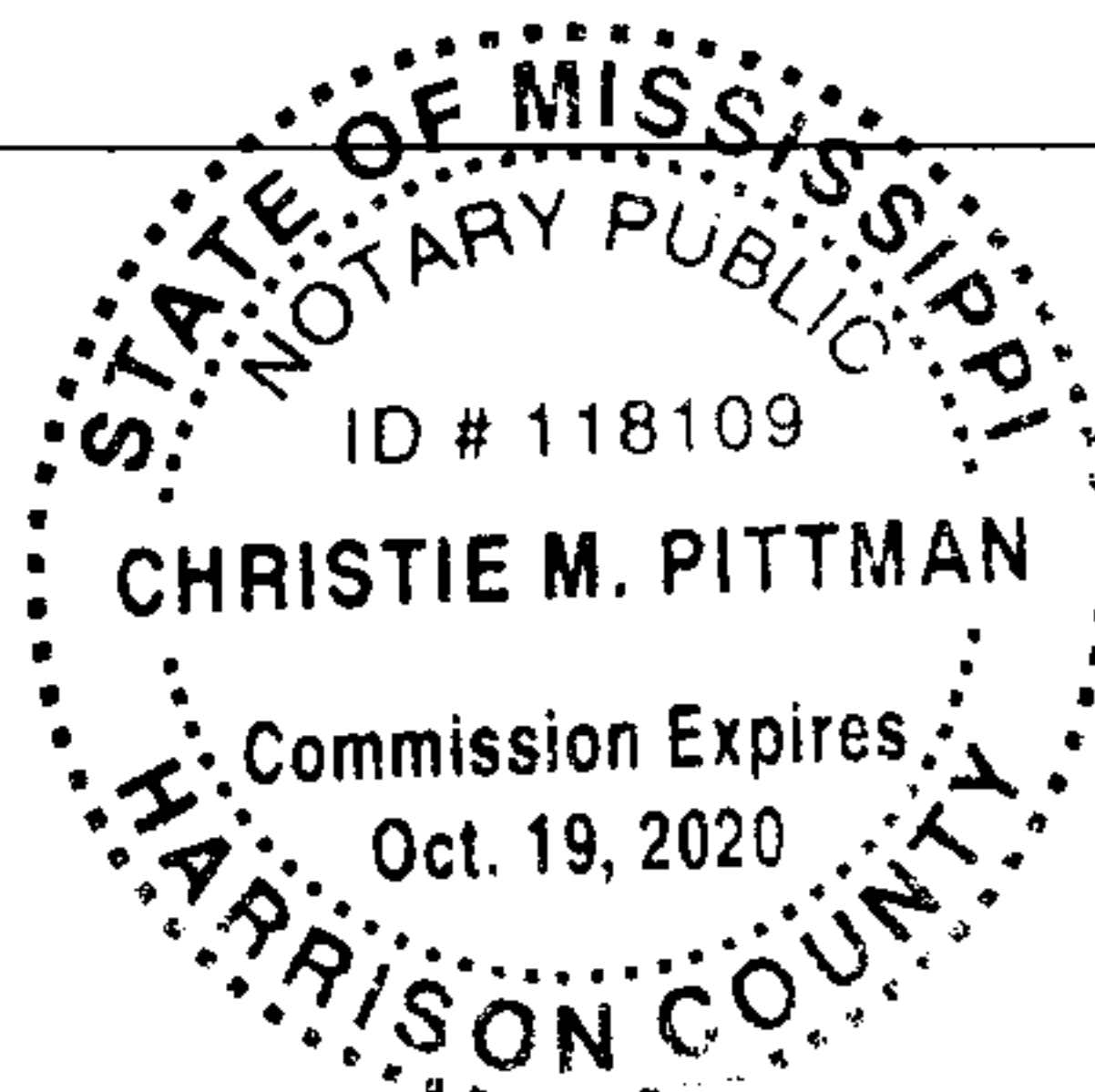
COUNTY OF Harrison )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dustin Payne, a married man, 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 seal this 23<sup>rd</sup> day of October, 2018.

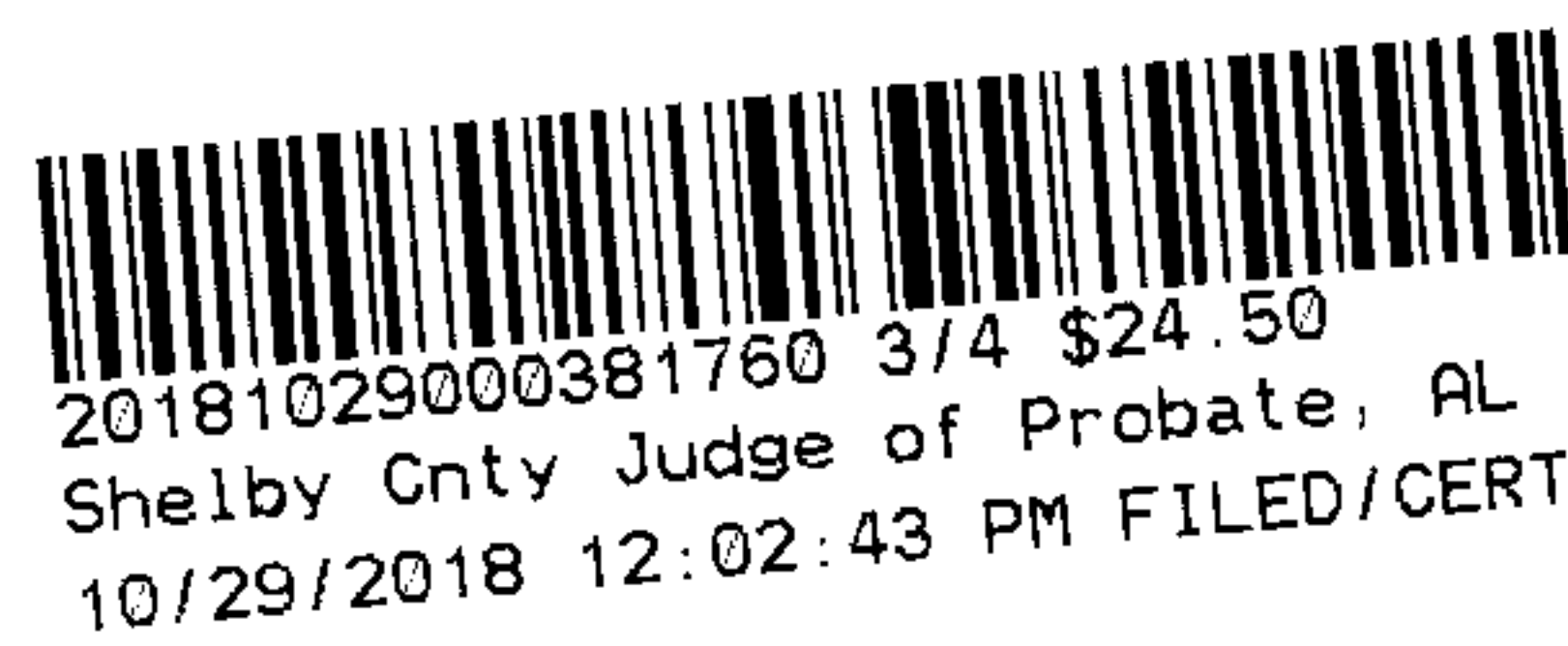
Christie M Pittman  
Notary Public

My Commission Expires: \_\_\_\_\_



## EXHIBIT "A"

Lot 65 A-1 of Deer Springs Estates, 1st Addition, as mapped out in the Survey attached to document recorded in Real Book 94, Page 903, in the Probate Office of Shelby County, Alabama. Said Lot is a portion of Lot 65-A, according to a resurvey of Lots 57, 58, 59, 65, 66 & 67 Deer Springs Estates, 1st Addition, as recorded in Map Book 5, Page 82, in the Probate Office of Shelby County, Alabama.





## Real Estate Sales Validation Form

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

Grantor's Name Dustan Payne  
Mailing Address 10227 Old Sidney Road  
Pass Christian, MS 39571

Grantee's Name Duane and Cindy Motes  
Mailing Address 7800 Highway 17, Lot 106  
Maylene, AL 35114

Property Address 1513 Radburn Drive  
Pelham, AL 35124

Date of Sale October 23, 2018  
Total Purchase Price \$ 500.00 (5% interest)  
or  
Actual Value \$  
or  
Assessor's 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 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 October 23, 2018

Print Cindy D. Motes - Grantee

Unattested

Sign Cindy D. Motes  
(Grantor/Grantee/Owner/Agent) circle one

  
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**Form RT-1**