

SEND TAX NOTICE TO:  
Guy L. Redd and Lisa L. Redd  
21 Mountain Oaks Drive  
Sterrett, Alabama 35147

**20181105000391900**  
**11/05/2018 02:56:00 PM**  
**DEEDS 1/3**

This instrument was prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

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

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Three Hundred Ninety Five Thousand dollars & no cents (\$395,000.)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Mildred J. Norton aka Mildred Justice Norton, an unmarried woman

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Guy L. Redd and Lisa L. Redd**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF MOUNTAIN OAKS SUBDIVISION, AS RECORDED IN MAP BOOK 10, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Mildred J. Norton aka Mildred Justice Norton is the surviving grantee of the deed recorded in Deed Book 1995, Page 26883. Rufus B. Norton having died March 23, 2002.

\$ 314,000 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

35' building setback line on front of said lot as shown on recorded plat/map.

Building setback line of 75 feet reserved from Shelby County Highway 43 and Mountain Oak Drive as shown by recorded plat.

Public utility easements as shown by recorded plat, including an easement of 20 feet through the center of Lot 2.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 110, Page 550 in the Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 139, page 116 in the Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 228, page 439 and Deed Book 228, page 440, in the Probate Office of Shelby County, Alabama.

**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.

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
CBT File #1809129

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this October 13, 2018.

*Mildred J. Norton aka Mildred Justice Norton*  
*by Douglas Clinton Justice* (Seal)  
Mildred J. Norton aka Mildred Justice Norton by Douglas Clinton Justice, Agent

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Douglas Clinton Justice whose name as Agett for Mildred J. Norton aka Midlred Justice Norton, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date. Given under my hand and seal on October 13, 2018.

*[Signature]*  
\_\_\_\_\_  
Notary Public  
My commission expires: 3-9-20



This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Mildred J. Norton aka Mildred Justice Grantee's Name Guy L. Redd and Lisa L. Redd  
Norton by Douglas Clinton Justice, Agent

Mailing Address 4207 Sentinel Post Rd NW  
Atlanta, Georgia 30327

Mailing Address 21 Mountain Oaks Drive  
Sterrett, Alabama 35147

Property Address 21 Mountain Oaks Drive  
Sterrett, Alabama 35147

Date of Sale 10/30/2018

Total Purchase Price \$395,000.00

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 \_\_\_\_\_ Appraisal  
 Sales Contract \_\_\_\_\_ Other \_\_\_\_\_  
\_\_\_\_ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 10/30/18

Print William Patrick Cockburn  
Guy L. Redd

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/05/2018 02:56:00 PM  
\$100.00 CHARITY  
20181105000391900

Allen S. Bayl