


This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Joel Dixon & Vera Dixon
111 E. Sterrett Street
Columbiana, AL 3051


20181127000415360 1/4 \$89.00
Shelby Cnty Judge of Probate, AL
11/27/2018 02:22:12 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 **Sixty Five Thousand and No/00 Dollars (\$65,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donika Anderson-Wagner, unmarried and Aaron Anderson, unmarried (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Joel Dixon and Vera Dixon (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2019 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

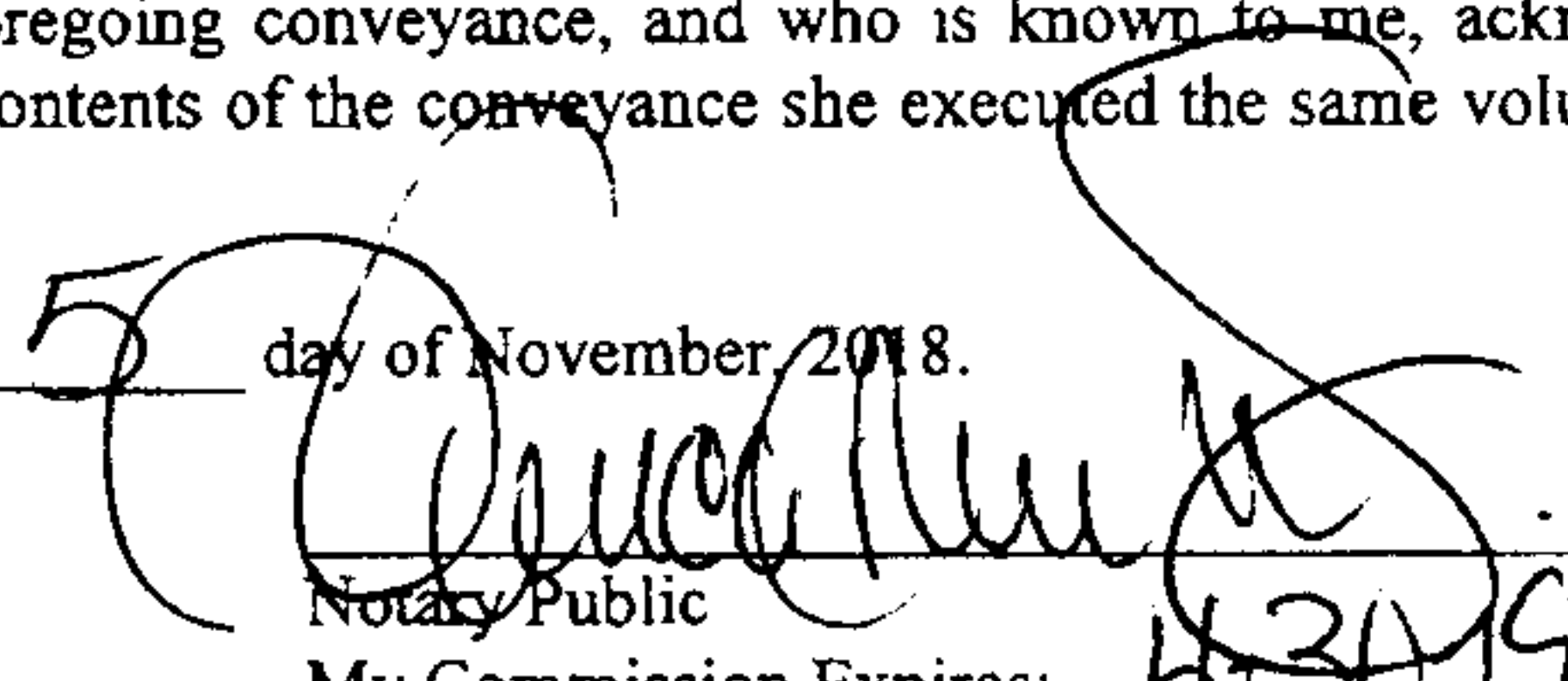
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of November, 2018.


Donika Anderson-Wagner

STATE OF AL
COUNTY OF SH

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donika Anderson-Wagner, who 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.

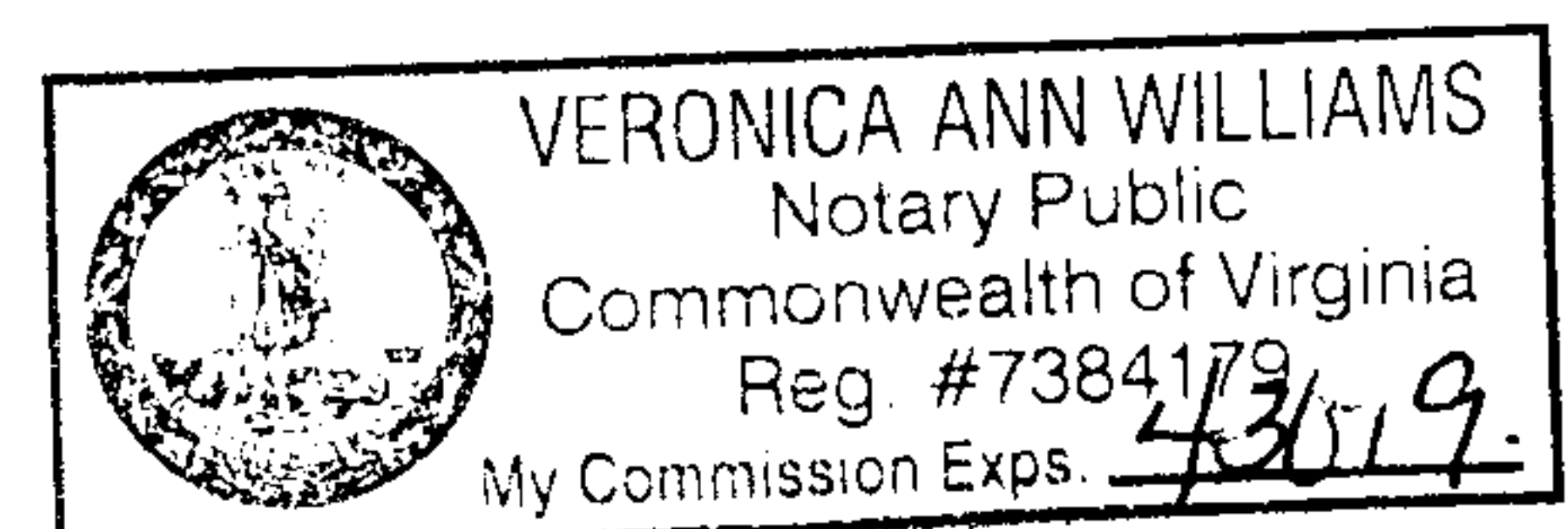
Given under my hand and official seal this 5 day of November, 2018.


Notary Public
My Commission Expires: 4/30/19

Additional signature and notary acknowledgement attached.

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Shelby County, AL 11/27/2018
State of Alabama
Deed Tax: \$65.00



Aaron Anderson
Aaron Anderson

STATE OF Ohio
COUNTY OF Warren

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Aaron Anderson, who 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 5th day of November, 2018.



EMILY D. STONE
Notary Public, State of Ohio
My Commission Expires Nov. 12, 2018

Emily D. Stone
Notary Public
My Commission Expires: 11-12-18




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EXHIBIT "A"
LEGAL DESCRIPTION

That certain lot of land situated on the South side of Sterrett Street in the Town of Columbiana, Alabama, and described as follows, to wit: Commencing at the Southwest corner of Section 24, Township 21 South, Range 1 West and run thence North 03 degrees West a distance of 260.5 feet to a point; run thence North 85 degrees and 6 minutes East a distance of 202.85 feet to the point of beginning of the lot herein described and conveyed, and being the Southeast corner of the lot this day conveyed by the grantors to Fred Davis; run thence North 85 degrees and 6 minutes a distance of 80 feet to the southwest corner of the lot sold by G. N. Webber to George Holcombe, as shown in Deed Book 128, on Page 284 in the office of the Judge of Probate of Shelby County, Alabama; run thence North 9 degrees and 20 minutes West, a distance of 258.698 feet, more or less, to the South line of Sterrett Street; run thence South 83 degrees and 42 minutes West along the South line of Sterrett Street, a distance of 80 feet along said Sterrett Street; run thence South 9 degrees and 20 minutes East, a distance of 253.18 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to an easement for a joint driveway for a distance, approximately 60 feet South, from Sterrett Street, along the West line of that lot situated immediately East of the lands herein described as shown in Deed Book 128, on Page 284, in the office of the Judge of Probate of Shelby County, Alabama.


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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 : Donika Anderson-Wagner
& Aaron Anderson

Grantee's Name: Joel Dixon & Vera Dixon

Mailing Address 488 Cambridge Ct Apt D
Lebanon, Ohio 45036

Mailing Address: 111 E. Sterrett St.
Columbiana, AL 35051

Property Address: 111 E. Sterrett St.
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ 65,000.00

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
☒ 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 5 Nov 2018

Sign Aaron Anderson
(Grantor/Grantee/Owner/Agent) circle one

Print Aaron Anderson

☐ Unattested

Emily Stone
(Verified by)

Form RT-1

