

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Margaret B. Hairston
P O Box 329
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **THREE THOUSAND ONE HUNDRED THIRTY FIVE DOLLARS AND ZERO CENTS (\$3,135.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Margaret B. Hairston, as Trustee of the Louise T. Bell Credit Shelter Trust

(herein referred to as grantor) grant, bargain, sell and convey unto,

Margaret B. Hairston and James A. Hairston III

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A part of Lot 29, Town of Vincent, according to the Survey recorded in Map Book 3, Page 51, as follows: Begin 179 feet North of the Southeast corner of the SW 1/4 of the SW 1/4; thence Northwest 184 feet; thence Northeast 125 feet; thence Southeast 138 feet; thence South 128 feet to the point of beginning. Located in Section 11, Township 19 South, Range 2 East, Shelby County, Alabama.

All property hereinabove described is conveyed subject to all mortgages, restrictions, easements, covenants, rights-of-way, building lines and agreements of record.

Subject to taxes for 2019 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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.

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 27th day of November, 2018.

Margaret B. Hairston, as Trustee of
Louise T. Bell Credit Shelter Trust
Margaret B. Hairston, as Trustee of
Louise T. Bell Credit Shelter Trust

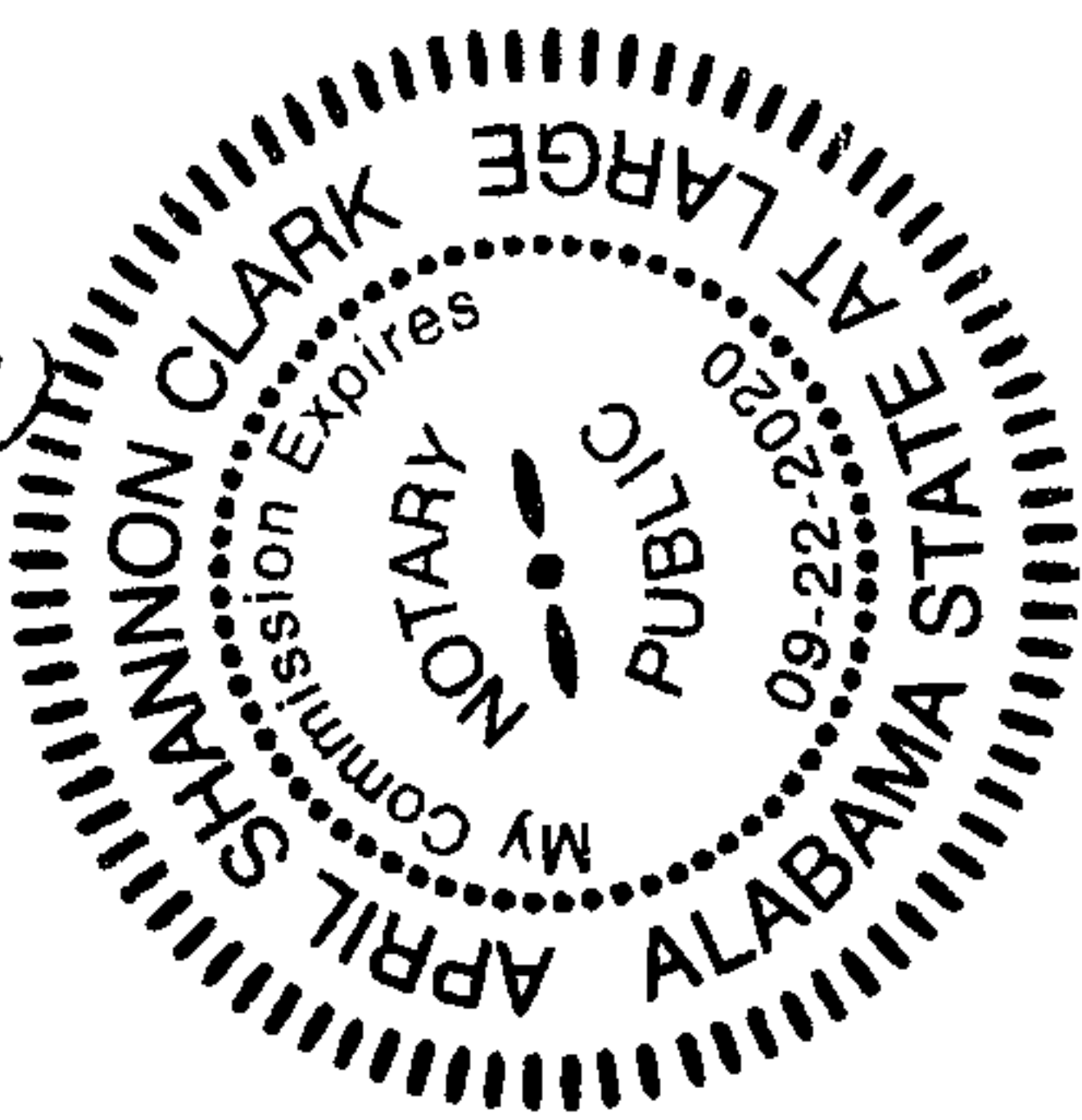

20181127000415400 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
11/27/2018 02:28:31 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Margaret B. Hairston, as Trustee of Louise T. Bell Credit Shelter Trust**, 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 27th day of November, 2018.

Shelby County, AL 11/27/2018
State of Alabama
Deed Tax: \$3.50

April Clark
Notary Public
My Commission Expires: 9/22/2020



Real Estate Sales Validation Form

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

Grantor's Name Margaret B Hairston
Mailing Address _____

Grantee's Name Margaret B Hairston
Mailing Address PO Box 329
Vincent, AL 35178

Property Address Vacant Lot
Vincent, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 3,135.00

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
____ Sales Contract
____ Closing Statement

____ Appraisal
x Other 1/2 Tax Assessor's Value

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 _____

Print Margaret B. Hairston

____ Unattested

Sign Margaret B. Hairston
(Grantor/Grantee/Owner/Agent) circle one



20181127000415400 2/2 \$21.50
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Form RT-1