

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 **FORTY THREE THOUSAND TWO HUNDRED FIVE DOLLARS AND ZERO CENTS (\$43,205.00)**, 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, a married woman

(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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to all easements, restrictions and rights-of-way of record.

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


Property constitutes no part of homestead of the grantor herein or her spouse.

\$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.


20181127000415410 1/3 \$64.50
Shelby Cnty Judge of Probate, AL
11/27/2018 02:28:32 PM FILED/CERT

Margaret B. Hairston
Margaret B. Hairston

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

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 27th day of November, 2018.

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

Shelby County, AL 11/27/2018
State of Alabama
Deed Tax: \$43.50

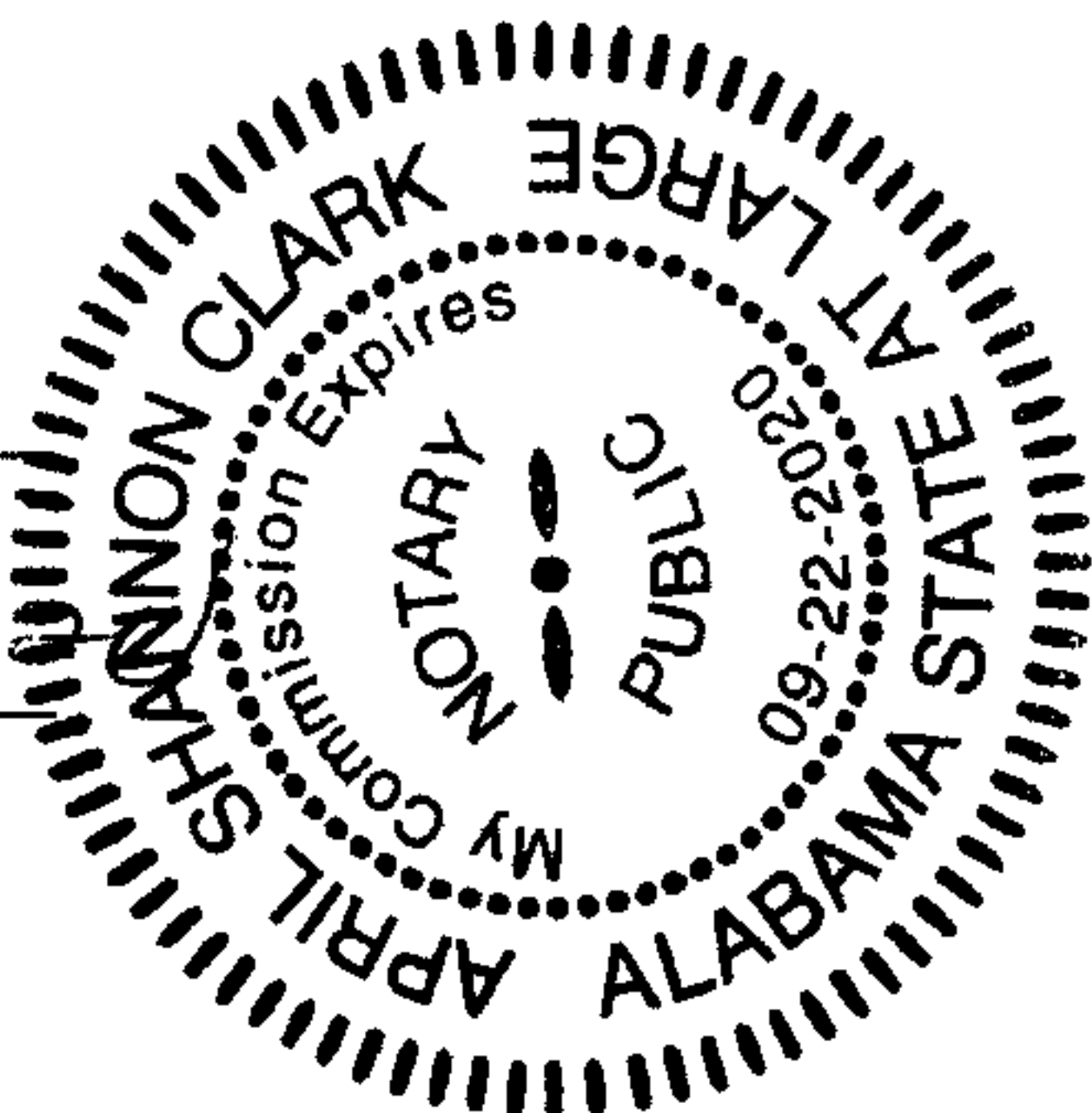


EXHIBIT A – LEGAL DESCRIPTION

PARCEL I

BEGIN AT THE SE CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N88°53'32"E, A DISTANCE OF 120.00'; THENCE N00°36'36"E, A DISTANCE OF 269.93'; THENCE N69°59'52"W, A DISTANCE OF 127.16'; THENCE S00°36'36"W, A DISTANCE OF 315.75' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.81 ACRES, MORE OR LESS.

PARCEL II

THE SOUTH 1200 FEET OF THE SE1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 2 EAST, EXCEPTING HIGHWAY RIGHT OF WAY ON WEST SIDE, ALSO EXCEPTING 7 ACRES MORE OR LESS, IN THE SW CORNER LYING SOUTH OF POND SPRING BRANCH, ALSO LESS THAT AREA IN THE SE CORNER LYING BELOW THE 400 FOOT CONTOUR ELEVATION. SITUATED IN SHELBY COUNTY, ALABAMA.

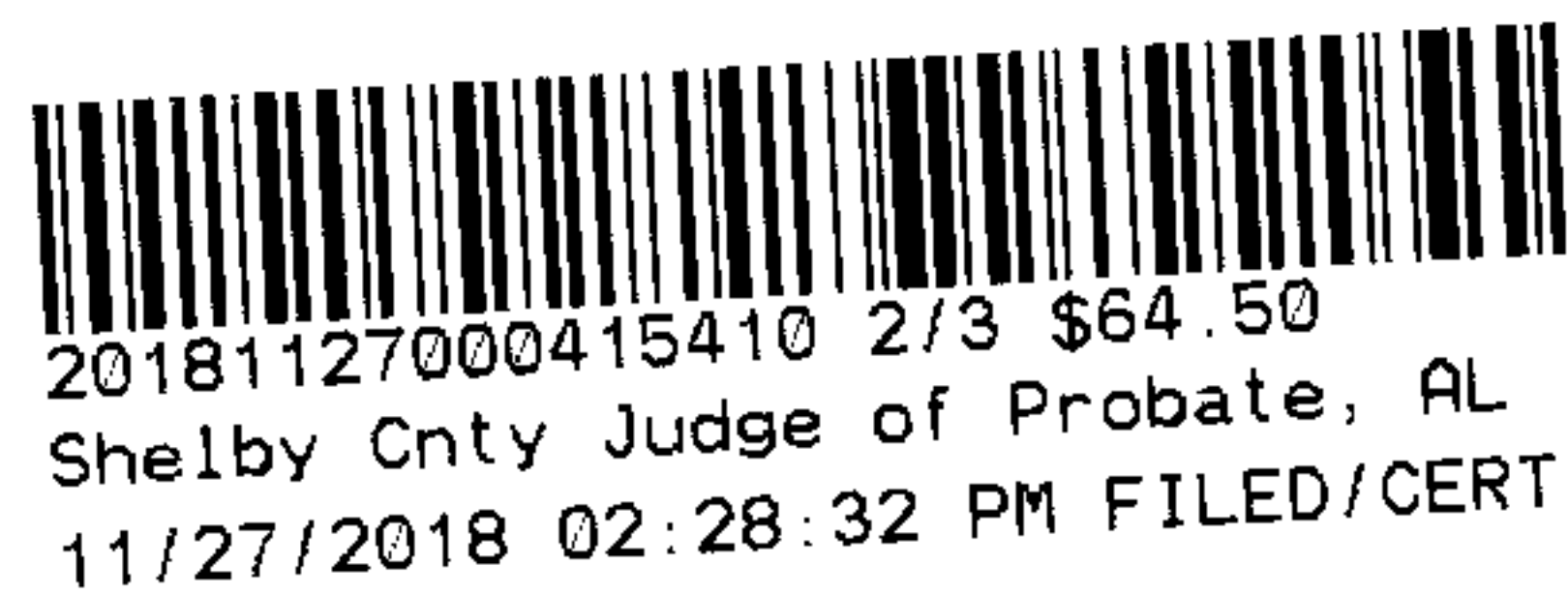
PARCEL III

ALL SW ¼ OF SW ¼, SECTION 11, TOWNSHIP 19 SOUTH, RANGE 2 EAST LYING NW OF HIGHWAY 231, SOUTHWEST OF NORTH LINE OF VACATED 6TH STREET AND NORTHEAST OF CENTRAL OF GEORGIA RAILROAD.

EXCEPT PROPERTY IN INST. NO. 1996-24936.

THE ABOVE DESCRIBED PROPERTY ALSO DESCRIBED AS BEING ALL OF BLOCKS 26, 27, 32 AND 33, CRUME'S MAP OF THE TOWN OF VINCENT.

EXCEPT PROPERTY DESCRIBED IN INST. NO. 1996-24936.



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 land
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 43,205.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other 1/2 tax assessor's value
☐ 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 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).

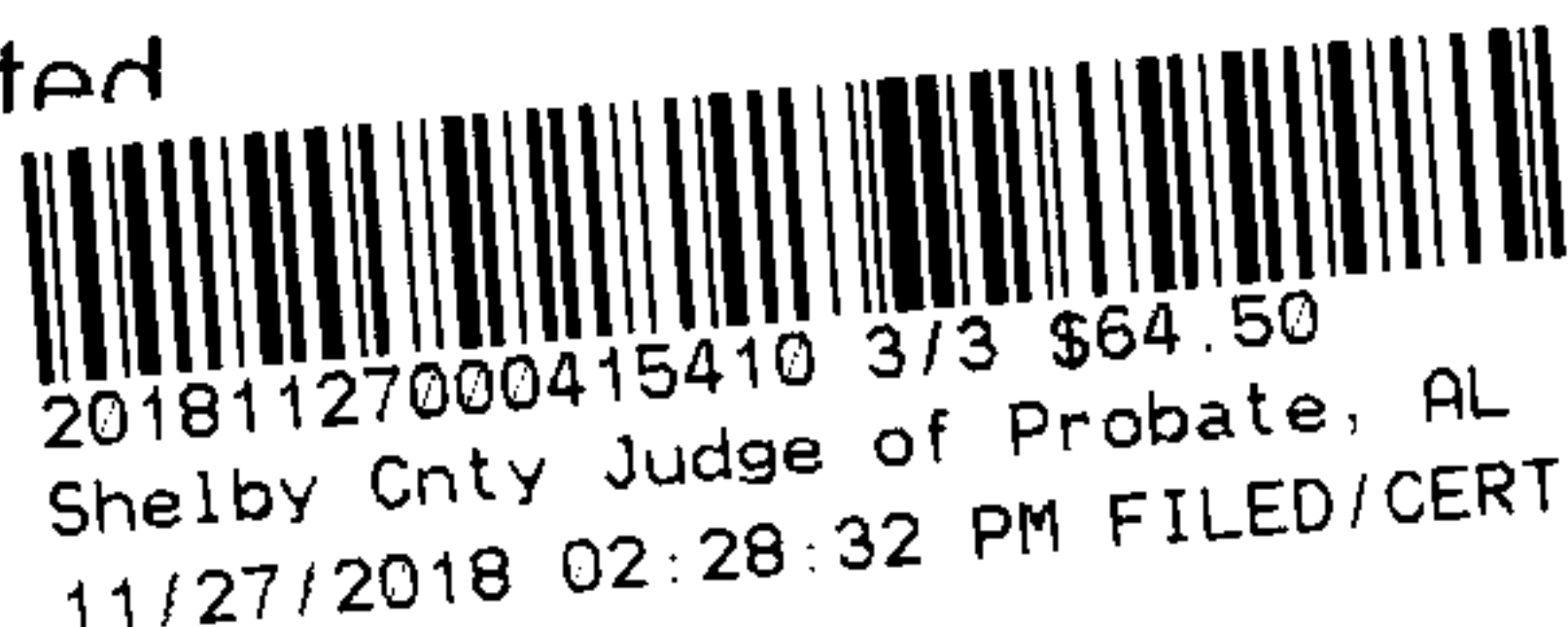
Date _____

Print Margaret B. Hairston

Unattested

Sign Margaret B. Hairston

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1