

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To: Barry Lynn Thomas and Sandi
Thomas
132 Deer Lane, Vincent, AL 35178

Presents:

Clear Title

THAT IN CONSIDERATION OF One and no/100 Dollars (\$1.00) and pursuant to Divorce Decree recorded in Jefferson County, Alabama, Case #DR 07-297 to the undersigned grantor or grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Helen Marie Earnest f/k/a Helen Marie Butler Thomas, a married woman (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Barry Lynn Thomas and Sandi Thomas (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

See attached Exhibit "A" for Legal description

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

This is not the homestead of the Grantor above nor her spouse.

Deed prepared without the benefit of a title exam

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, 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.



20190111000011620 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 5th day of December, 2018

Helen M. Earnest

Helen Marie Earnest f/k/a
Helen Marie Butler Thomas

STATE OF Alabama
County of Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Helen Marie Earnest f/k/a Helen Marie Butler Thomas, a married woman whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 the 5th day of December, 2018.



Carla F. Carpenetti
Notary Public
My Commission Expires: 6-29-20

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216

20190111000011620 2/4 \$25.00
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Exhibit "A"

A parcel of land located in Section 29, Township 19 South, Range 2 West, Shelby County, Alabama, containing 3.370 acres, more or less, and being more particularly described as follows:

Commence at an Alabama Power Company concrete monument on the North bank of the Coosa River and the West line of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, said concrete monument having coordinates of North 1, 036,400.07 and East 338,744.62 on the Alabama East Zone Coordinate System and run North 56 degrees 46 minutes 50 seconds East (Bearing relative to the Alabama East Zone Coordinate System) a distance of 3,116.85 feet to a point in the centerline of Glaze Road also known as Old Ferry Road, a public road; thence turn an angle to the right of 48 degrees 37 minutes 10 seconds and run in an Easterly direction along the centerline of said Road a distance of 85.57 feet; thence turn an angle to the left of 22 degrees 25 minutes 30 seconds and continue to run Easterly along the Center line of said road a distance of 313.91 feet; thence turn an angle to the right of 12 degrees 44 minutes 20 seconds and continue to run Easterly along the center line of said road a distance of 380.61 feet; thence turn an angle to the left of 6 degrees 31 minutes 30 seconds and continue to run Easterly along the center line of said road a distance of 209.49 feet; thence turn an angle to the left of 3 degrees 32 minutes 40 seconds and continue to run Easterly along the center line of said road a distance of 453.63 feet; thence turn an angle to the left of 2 degrees 24 minutes 00 seconds and continue to run Easterly along the center line of said road a distance of 40.60 feet to a nail set in asphalt paving; thence continue along last described course along center line of said road a distance of 352.13 feet; thence turn an angle to the right of 6 degrees 42 minutes 30 seconds and run Easterly along said road for a distance of 131.03 feet to a nail set in asphalt paving and the point of beginning. Thence continue along last described course a distance of 20.13 feet to a nail set in asphalt paving, said nail set 15.07 feet North of a drive shaft; thence turn an angle to the right of 96 degrees 24 minutes 38 seconds and run Southerly for a distance of 1,371.17 feet to a 5/8 inch iron pin found; thence turn an angle to the right of 58 degrees 38 minutes 57 seconds and run Westerly for a distance of 243.56 feet to a 3/8 inch iron pin found; thence turn an angle to the right of 121 degrees 21 minutes 03 seconds and run Northerly for a distance of 691.66 feet to a 1/2 inch pin with yellow plastic cap set; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run Westerly for a distance of 188.00 feet to a 1/2 inch iron pin with yellow plastic cap set; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run Northerly for a distance of 803.99 feet to a nail in the centerline of Glaze Road and the point of beginning, making a closing interior angle to the left of 96 degrees 24 minutes 38 seconds . this parcel contains 3.370 acres more or less, above the elevation 408 contour. Situated lying and being in Shelby County, Alabama.

This parcel is subject to all easements, rights of way, limitations and/or restrictions of record or applicable law, including but not limited to the prescriptive rights of way for Glaze Road and the Alabama Power Company Flood Easement.


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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	Helen Marie Butler Thomas	Grantee's Name	Barry Lynn Thomas and Sandi Thomas
Mailing Address			
			132 Deer Lane
			Vincent, AL 35178
Property Address	Part of Section 29, township 19 S Range 2 West (3.370 acres) Vincent, AL 35178	Date of Sale	November _____, 2018
		Total Purchase Price	\$ _____
		Or	
		Actual Value	\$ _____
		Or	
		Assessor's Market Value	\$44,725.00
		1/2 Interest	

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 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: December 5th 2018

☒ Unattested

(verified by)

Print: Barry Lynn Thomas

Sign: Barry Lynn Thomas
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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