

Send Tax Notice to:
Mr. and Mrs. Oliver P. Head
P.O. Box 1435
Columbiana, Alabama 35051

This instrument was prepared by:
Ellis, Head, Owens & Justice
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,


That in consideration of Six Thousand and 00/100 Dollars (\$6,000.00), to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **ROBBY RICHARDSON** and wife, **PATTI RICHARDSON** (herein referred to as Grantors), do grant, bargain, sell and convey unto **OLIVER P. HEAD** and wife, **ANN B. HEAD** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the SE 1/4 of the SW 1/4, Section 24, Township 21 South, Range 1 West; thence run South 89 degrees 00 minutes West along the North line of said 1/4-1/4 section a distance of 1219.50 feet; thence turn an angle of 89 degrees 42 minutes to the left and run a distance of 99.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 150.00 feet to the point of beginning; thence continue in the same direction a distance of 239.85 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 126.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 239.85 feet; thence turn an angle of 90 degrees 00 minutes left and run a distance of 126.00 feet to the point of beginning. Situated in the SW 1/4 of the SW 1/4, Section 24, Township 21 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

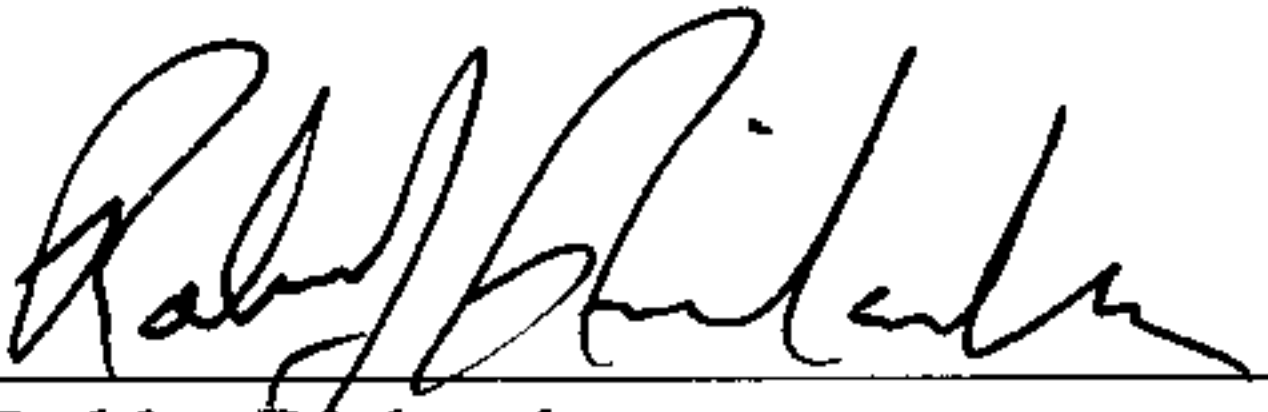
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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.

Shelby County, AL 01/22/2019
State of Alabama
Deed Tax: \$6.00


20190122000022840 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
01/22/2019 02:15:09 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of January, 2019.



Robby Richardson

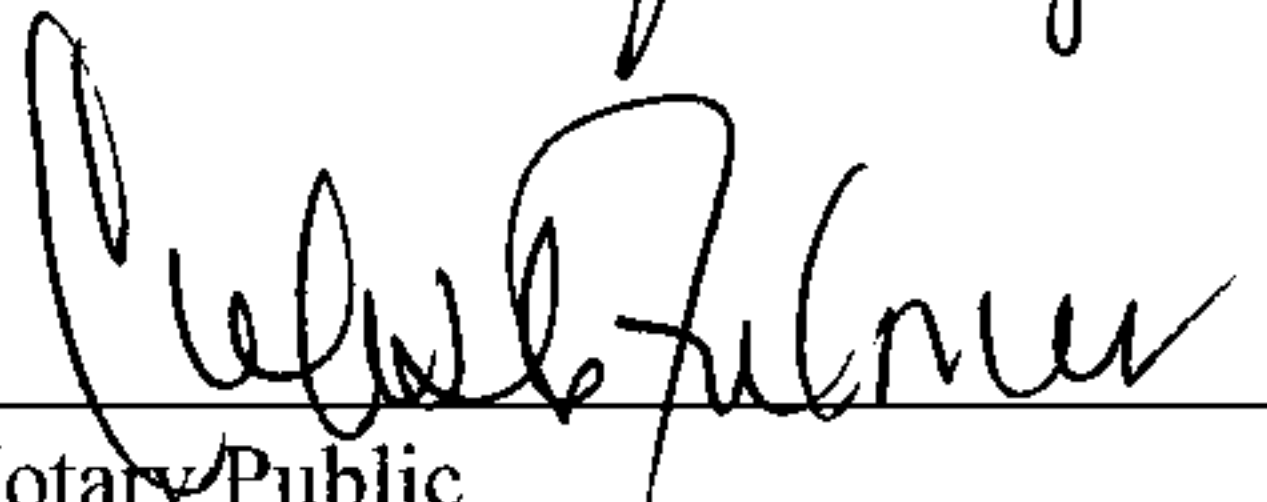


Patti Richardson

STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROBBY RICHARDSON** and wife, **PATTI RICHARDSON**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of January, 2019.



Notary Public

My Commission Expires: 10-11-20


20190122000022840 2/3 \$27.00
Shelby Cnty Judge of Probate: AL
01/22/2019 02:15:09 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Robby Richardson and Patti Richardson
Mailing Address 2420 Lake Terrace Road
Sylacauga, Alabama 35150

Grantee's Name Oliver P. Head and Ann B. Head
Mailing Address P.O. Box 1435
Columbiana, Alabama 35051

Property Address Columbiana, Alabama 35051

Date of Sale January 21, 2019

Total Purchase Price \$ 6,000.00

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 _____

Print Robby Richardson Patti Richardson

☐ Unattested

Sign

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

(verified hv)



20190122000022840 3/3 \$27.00
Shelby Cnty Judge of Probate, AL
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eForms

Form RT-1