


Parcel I.D. #:

Send Tax Notice To: Jeffery Elliott
570 Paradise Cove Lane
Wilsonville, AL 35186

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20190416000124860 1/4 \$140.00
Shelby Cnty Judge of Probate, AL
04/16/2019 03:17:49 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of One Hundred Fifteen Thousand Six Hundred Seventy Dollars and 00/100 (\$ 115,670.00.00), the receipt of sufficiency of which are hereby acknowledged, that **Mary Ann Horton- Joiner, the widow of Marvin Horton, a deceased person who died Testate on 27 October, 2009, with a probate estate being opened in Shelby County, Alabama under, case # PR-2010-577, and being formerly known as Mary Ann Horton**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Jeffery Elliott**, hereinafter known as the GRANTEE;

A parcel of land in the southwest quarter of the southwest quarter of Section 23, Township 21 South, Range 1 East, being the same land described in a deed to Marvin Horton, recorded in Deed Book 356 at Page 440 and Instrument No. 1997-5673, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1 ½" pipe, found at the northeast corner of the southwest quarter of the southwest quarter of said Section 26;

Thence South 00 degrees 43' 13" East, along the East line of said Sixteenth Section, a distance of 449.92 feet to a 1" rebar, found at the Point of Beginning;

Thence South 51 degrees 37' 12" West, a distance of 357.00 feet to a point;

Thence South 38 degrees 22' 48" East, a distance of 83.00 feet, to a point;

Thence South 17 degrees 53' 10" East, a distance of 128.84 feet to a point;

Thence North 77 degrees 29' 10" East, a distance of 198.42 feet to a point;

Shelby County, AL 04/16/2019
State of Alabama
Deed Tax: \$116.00

*Thence North 00 degrees 46' 26" West, a distance of 366.37 feet to the Point of Beginning.
The herein described parcel contains 1.608 acres of land*

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

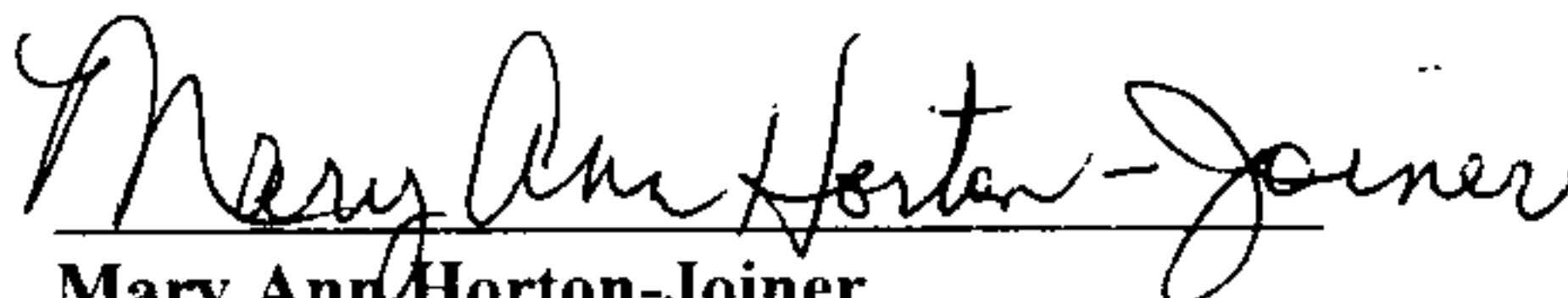
This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain survey previously performed by Sid Wheeler, AL Reg. # 16165, on or about 02/04/1999, under Job # 98-056-1 and known as Parcel "A" on said survey.


THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
13 Day of FEB., 2019.

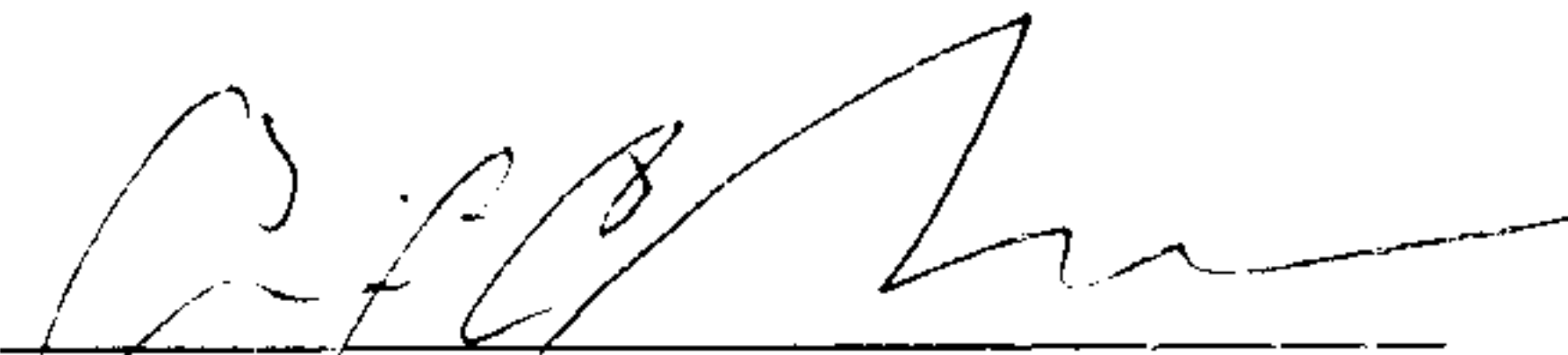

Mary Ann Horton-Joiner
Grantor


20190416000124860 2/4 \$140.00
Shelby Cnty Judge of Probate, AL
04/16/2019 03:17:49 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Mary Ann Horton- Joiner, the widow of Marvin Horton, a deceased person who died Testate on 27 October, 2009, with a probate estate being opened in Shelby County, Alabama under, case # PR-2010-577, and being formerly known as Mary Ann Horton** whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 13 Day of FEB., 2019.




NOTARY PUBLIC

My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


20190416000124860 3/4 \$140.00
Shelby Cnty Judge of Probate, AL
04/16/2019 03:17:49 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 Mary Horton Joiner
Mailing Address 3014 Dorchester Rd
Columbiana, AL 35057

Grantee's Name Jeffery Ellis H
Mailing Address 570 Paradise Court
Wilsonville, AL 35786

Property Address 570 Paradise Court
Wilsonville, AL 35786

Date of Sale 2/13/19

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 115,000

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 Tax records

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 2/13/19

Print

MARY HORTON JOINER

Sign

Mary Horton Joiner

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20190416000124860 4/4 \$140.00
Shelby Only Judge of Probate, AL
04/16/2019 03:17:49 PM FILED/CERT

Form RT-1