

This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
570 Paradise Cove Lane
Wilsonville, Alabama 35186

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Jeffery Elliott, an married man (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Jeffery Elliott and Nicole Elliott (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit::


SEE ATTACHED EXHIBIT A

The above described property is the homestead of GRANTOR

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

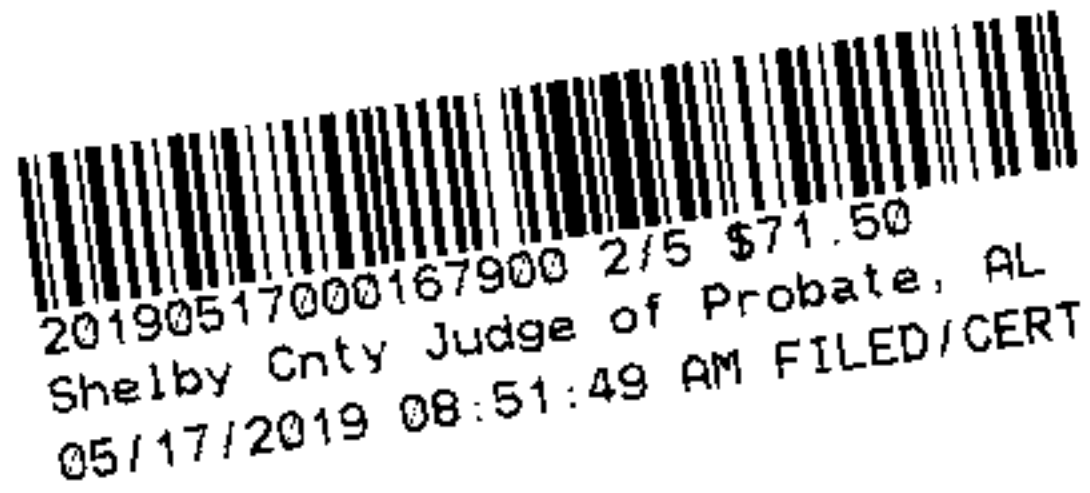
And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

Shelby County, AL 05/17/2019
State of Alabama
Deed Tax: \$44.50


20190517000167900 1/5 \$71.50
Shelby Cnty Judge of Probate, AL
05/17/2019 08:51:49 AM FILED/CERT

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 26 day of April, 2019



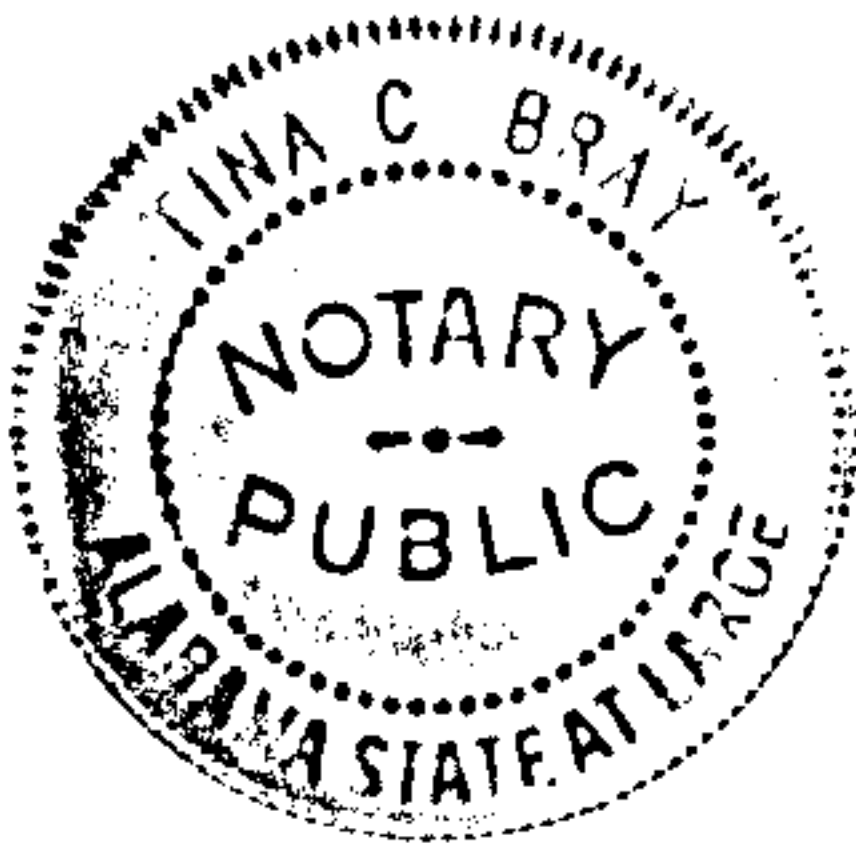
Jeffery Elliott
Jeffery Elliott

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery Elliott, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2019.



Tina C. Bray
Notary Public

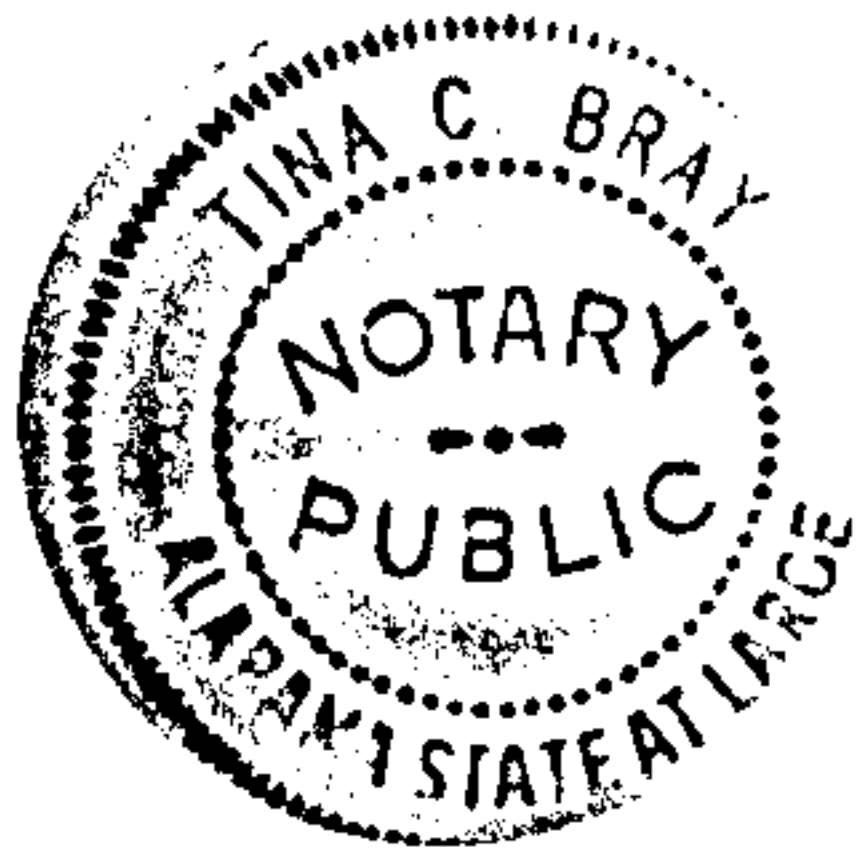
Nicole Elliott
Nicole Elliott

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nicole Elliott, 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 the 26th day of April,
2019.



Tina C. Bray
Notary Public



20190517000167900 3/5 \$71.50
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EXHIBIT A

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;

*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.



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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 Jeffery Elliott
Mailing Address 570 Paradise Cove Lane
Wilsonville, AL 35186

Grantee's Name Jeffery Elliott and Nicole Elliott
Mailing Address 570 Paradise Cove Lane
Wilsonville, AL 35186

Property Address 570 Paradise Cove Lane
Wilsonville, AL 35186

Date of Sale 04/26/2019

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ \$44,488.00



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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 1/2 of Assessor's market 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.

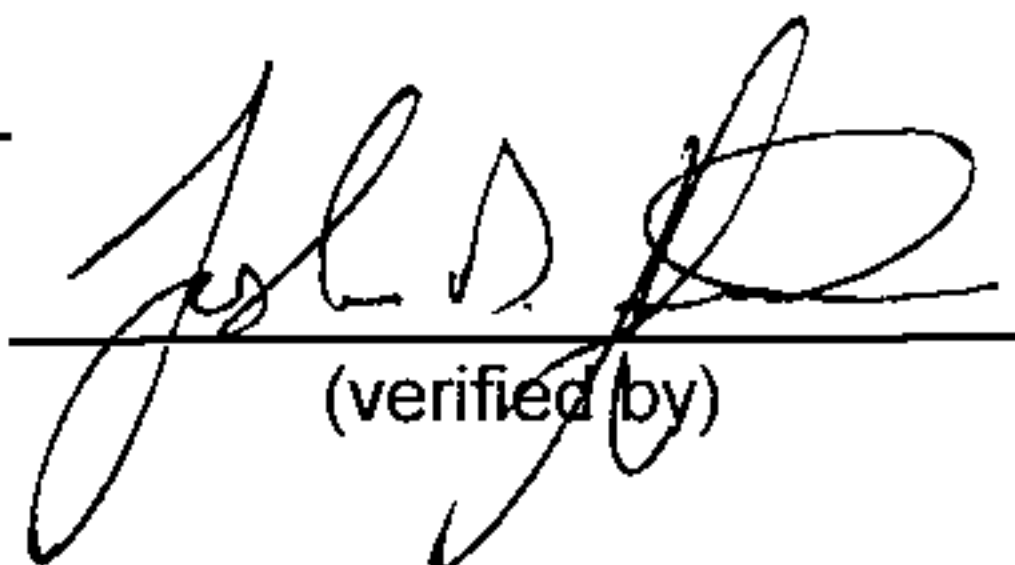
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

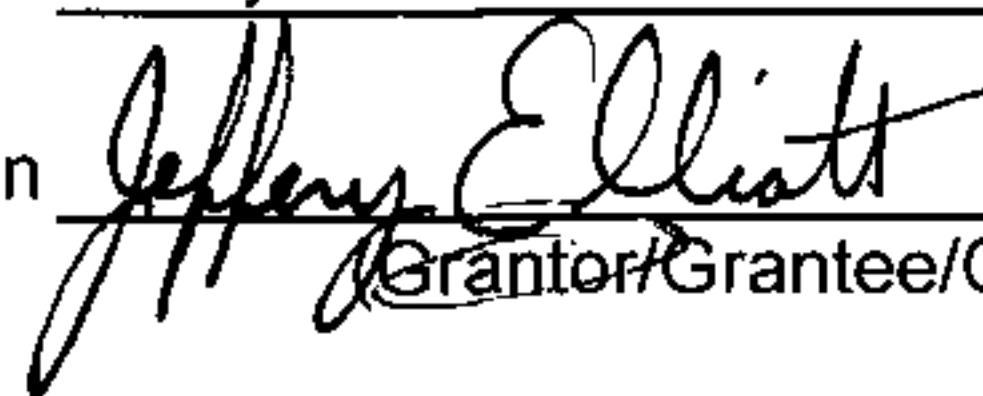
Date 04/26/2019

Print Jeffery Elliott

☐ Unattested


(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1