

20190724000263850 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
07/24/2019 01:40:02 PM FILED/CERT

This instrument was prepared without benefit of title evidence by:

William R. Justice
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 One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Willie Caffey, Jr., married; Charles R. Caffey, Sr., married; Kenny Caffey, unmarried; and Mario Miller, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Aaron Caffey and Janice Caffey (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 3

Commence at the southwest corner of the southeast quarter of the southwest quarter of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and run N 89 deg. 26 min. 01 sec. E along the south line of said quarter-quarter section a distance of 424.58 feet to a point; thence run N 12 deg. 16 min. 01 sec. E a distance of 146.04 feet to a set rebar corner; thence run N 79 deg. 51 min. 50 sec. E a distance of 145.48 feet to a set rebar corner and the point of beginning of the property, Parcel 3, being described; thence run N 79 deg. 51 min. 50 sec. E a distance of 36.37 feet to a set rebar corner; thence run N 00 deg. 49 min. 00 sec. W a distance of 166.76 feet to a corner; thence run S 58 deg. 32 min. 37 sec. E a distance of 141.81 feet to a corner; thence run S 39 deg. 51 min. 59 sec. W a distance of 129.16 feet to the point of beginning, containing 12,026 square feet, more or less.

Subject to easements, rights of way, covenants, conditions, restrictions, and encumbrances of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

GRANTORS are the heirs at law of Beulah Mae Caffey who died intestate on October 10, 2017. This conveyance is part of the distribution of her estate.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

Shelby County, AL 07/24/2019
State of Alabama
Deed Tax: \$4.00

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their 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 shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 5 day of April, 2019.

Willie Caffey, Jr.
Willie Caffey, Jr.

Charles R. Caffey, Sr.
Charles R. Caffey, Sr.

Kenny Caffey
Kenny Caffey

Mario Miller
Mario Miller

20190724000263850 2/4 \$30.00
Shelby Cnty Judge of Probate, AL
07/24/2019 01:40:02 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willie Caffey, Jr., 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 5 day of April, 2019.

Maria L. Montgomery
Notary Public

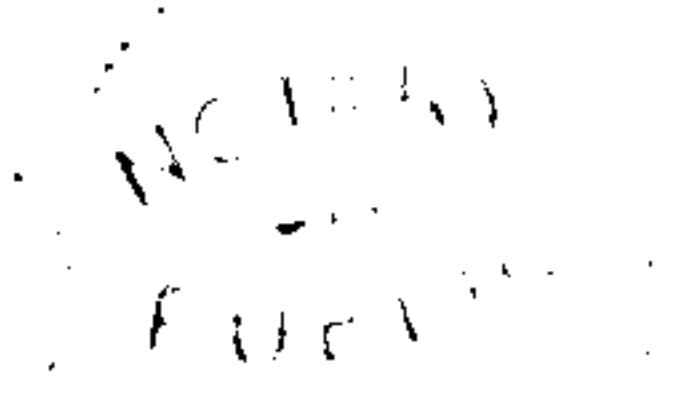
My commission expires: 9-9-2020

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles R. Caffey, Sr., 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 4th day of April, 2019.


Mullen R. Jenter
Notary Public

My commission expires: 9-11-19

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenny Caffey, 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 5 day of April, 2019.

Maria L. Montgomery
Notary Public

My commission expires: 9-19-2020

STATE OF ALABAMA

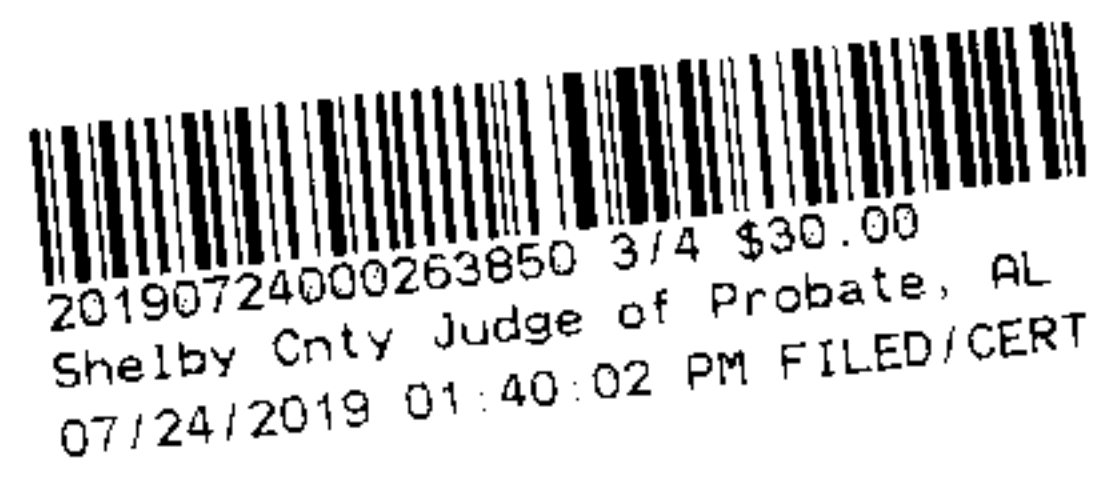
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mario Miller, 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 5 day of April, 2019.

Maria L. Montgomery
Notary Public

My commission expires: 9-9-2020



Real Estate Sales Validation Form

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

Grantor's Name Heirs of Beulah Mae Caffey
Mailing Address PO Box 255
Alabaster, AL 35007

Grantee's Name Aaron + Janice Caffey
Mailing Address PO Box 106
Alabaster, AL 35007

Property Address Ferguson Lane
Alabaster, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 3600.00

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
☐ 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).

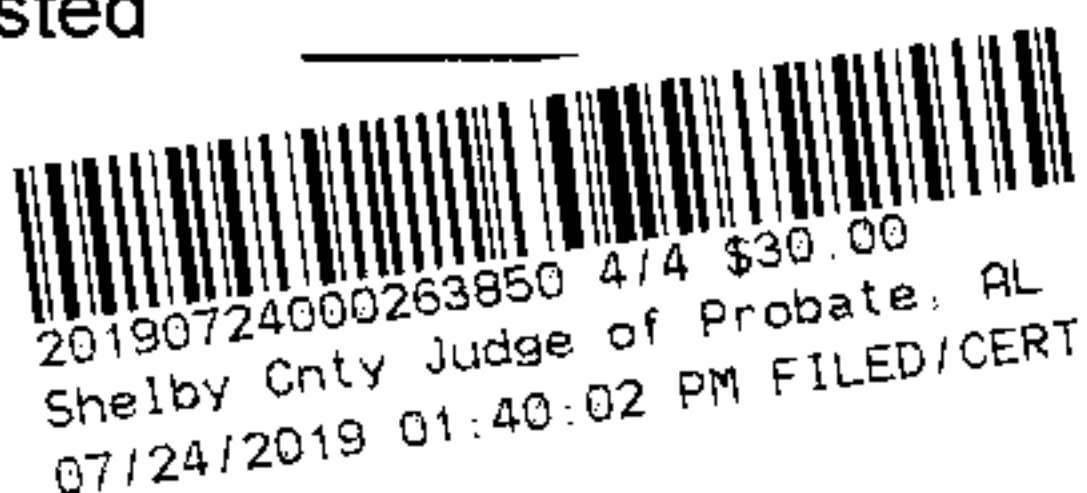
Date 4-4-19

Print Charles K Caffey Sr

☐ Unattested

Sign Charles K Caffey Sr

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1