

SEND TAX NOTICE TO:
Steven D. Wilson
P. O. Box 210
Wilsonville, Alabama 35186

THIS INSTRUMENT WAS
PREPARED BY MORRISON &
SPANN, LLC
P. O. BOX 278
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 Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **STEVEN D. WILSON**, a married man (herein referred to as grantor) do grant, bargain, sell and convey unto **STEVEN D. WILSON and wife CATHERINE ROBISON WILSON** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, and a portion of Lot 10, Sector A, in the Homestead Subdivision in Wilsonville as recorded in Map Book 8, Page 167, in the Office of the Judge of Probate, and more particularly described as follows:

Begin at the Southeast corner of Lot 11, Sector A, of "the Homestead", as recorded in Map Book 8, Page 167, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn in a Southwesterly direction along the Southeasterly line of said Lot 11 for a distance of 291.21 feet to a point on the Easterly line of Vick Circle; thence turn an angle to the right of 90 degrees to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 42 degrees 15 minutes 17 seconds and a radius of 50 feet; thence run along the arc of said curve to the Left in a Northwesterly direction for a distance of 36.87 feet; thence turn an angle to the right from the tangent of last described course of 90 degrees and run in a Northeasterly direction for a distance of 329.70 feet; thence turn an angle to the right of 56 degrees 32 minutes 24 seconds and run in a Northeasterly direction for 36.73 feet; thence turn an angle to the right of 34 degrees 58 minutes and run in a Southeasterly direction for a distance of 39.28 feet; thence turn an angle to the right of 41 degrees 01 minutes 40 seconds and run in a Southeasterly direction for a distance of 216.50 feet to the point of beginning.

Mineral and mining rights excepted.


This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

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.

26th IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this day of *August*, 20*19*.

 (SEAL)
STEVEN D. WILSON


20190827000314900 1/3 \$136.50
Shelby Cnty Judge of Probate, AL
08/27/2019 12:49:33 PM FILED/CERT

Shelby County, AL 08/27/2019
State of Alabama
Deed Tax: \$115.50

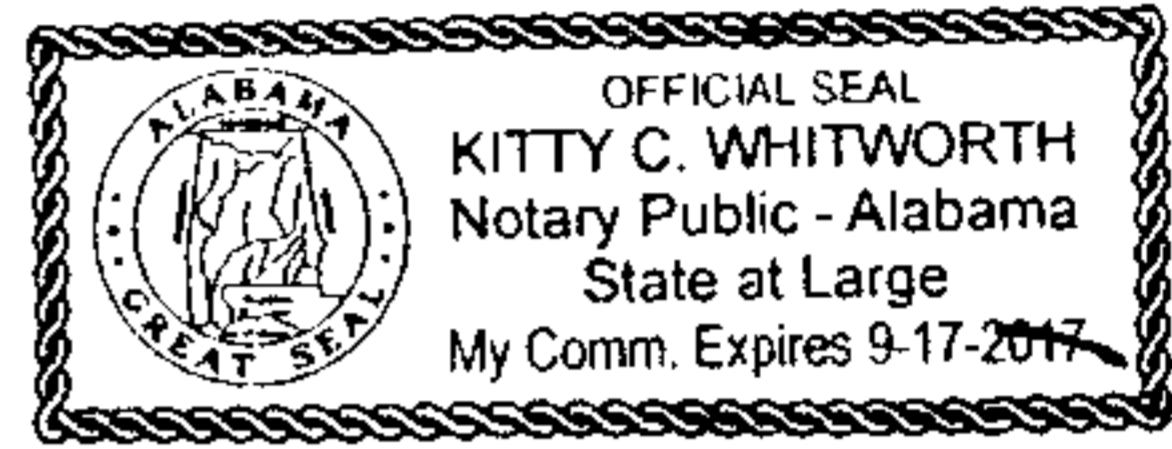
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **STEVEN D. WILSON**, 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 26th day of August, 2019.

Kitty C. Whitworth (SEAL)
Notary Public



2021

20190827000314900 2/3 \$136.50
Shelby Cnty Judge of Probate, AL
08/27/2019 12:49:33 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 Steven D. Wilson
Mailing Address PO BOX 210
Wilsonville, AL ~~35051~~
35186

Grantee's Name Steven D. Wilson
Catherine R. Wilson
Mailing Address P.O. Box 210
Wilsonville, AL ~~35051~~
35186

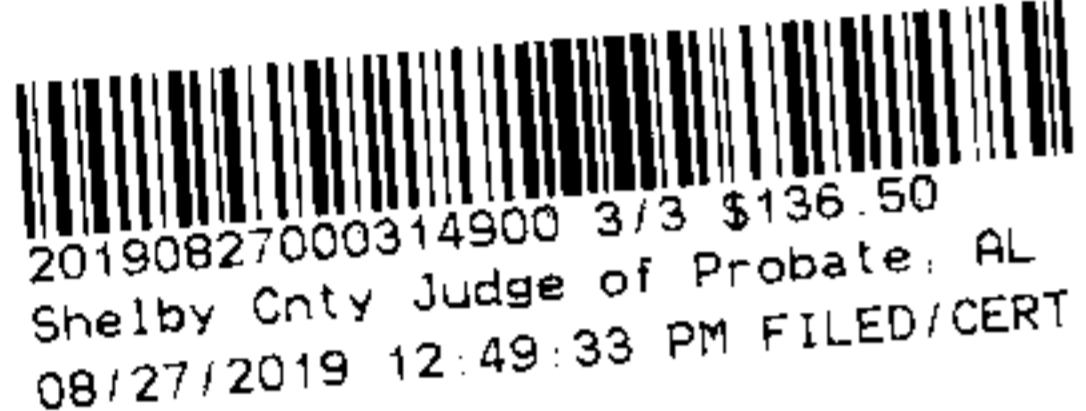
Property Address 71 Vick Circle
Wilsonville, AL ~~35051~~
35186

Date of Sale _____

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 230,840 $\frac{1}{2} = 115420$



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 Assessment

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 8/26/19

Print Steven D. Wilson

Unattested _____
(verified by)

Sign Steven D. Wilson
(Grantor/Grantee/Owner/Agent) circle one