

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

JOINT SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,


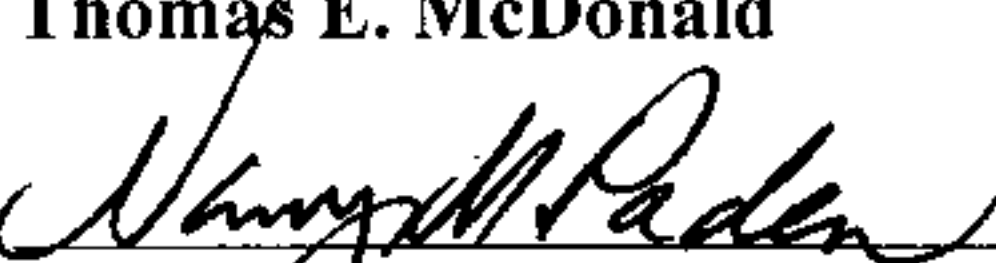
That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration, **Thomas E. McDonald, a married man and Nancy McDonald Paden, a married woman** (herein referred to as Grantors), in hand paid by the Grantees herein, the receipt whereof is acknowledged, grant, bargain, sell and convey unto Shannon McDonald Clark and Clifford Daniel Clark (herein referred to as Grantees) for and during their joint lives and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, McDonald Family Subdivision situated in the NE ¼ of Section 27, Township 20 South, Range 1 East, Shelby County, Alabama, 1.01 total acreage of subject property. Filed with the Shelby County, Alabama Probate Office in Map Book 50, Page 74.

The above conveyed property constitutes no part of the homestead of either Grantor or their spouses.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

 (Seal)
Thomas E. McDonald
 (Seal)
Nancy McDonald Paden

Shelby County, AL 09/10/2019
State of Alabama
Deed Tax: \$10.00



20190910000332520 1/3 \$38.00
Shelby Cnty Judge of Probate: AL
09/10/2019 12:20:40 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Thomas E. McDonald**, 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 thereof, he executed the same voluntarily on the day the same bears date.

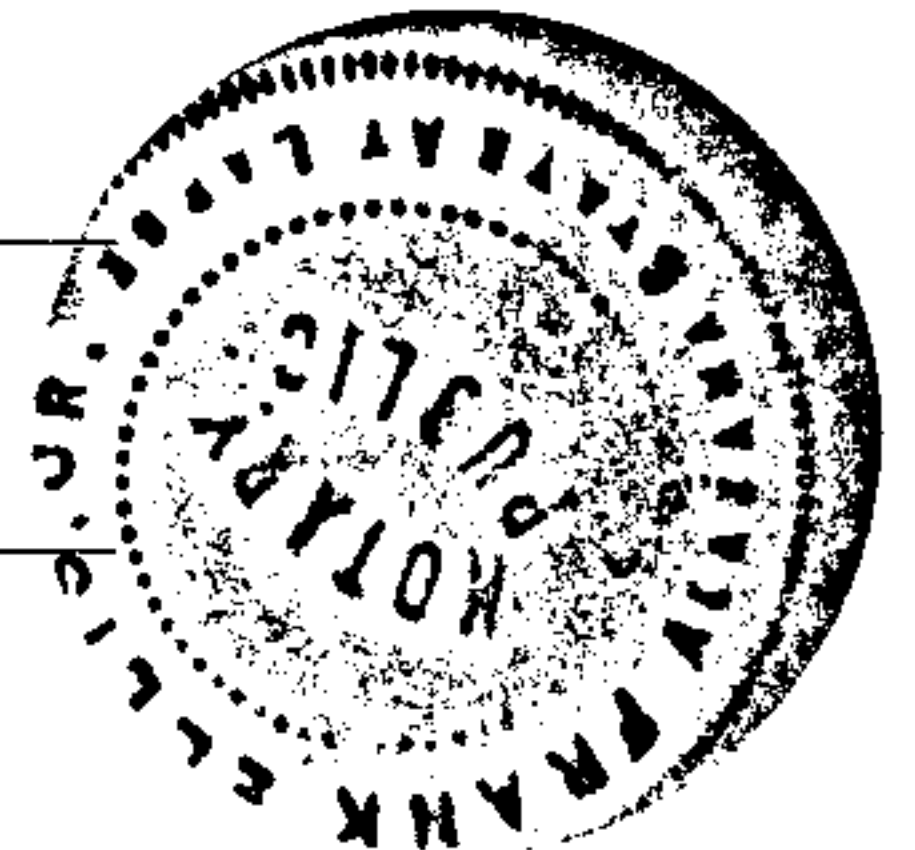
Subscribed and sworn to before me this 26 day of August 2019.

John C. G. G. G.

Notary Public

5-2-22

My Commission Expires



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Nancy McDonald Paden**, 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 thereof, he executed the same voluntarily on the day the same bears date

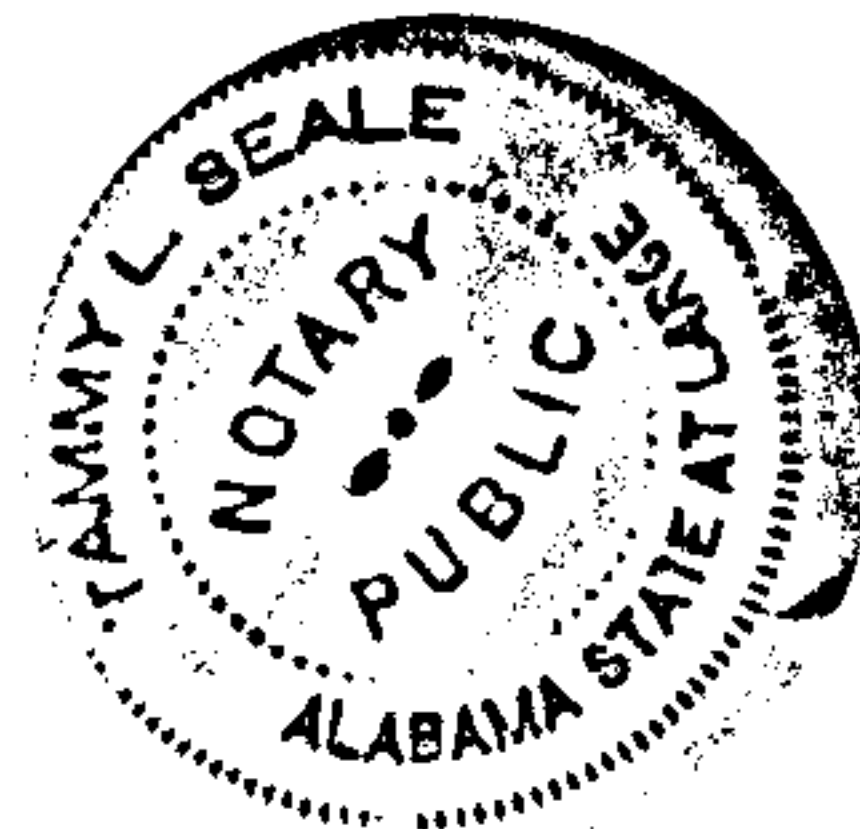
Subscribed and sworn to before me this 30th day of August 2019.

Tammy L. Seale

Notary Public

09-09-2019

My Commission Expires



20190910000332520 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
09/10/2019 12:20:40 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 Thomas E. McDonald +
Mailing Address Nancy McDonald Paden
14151 Hwy 61, Wilsonville, AL 35186
1677 Co. Rd 56, Wilsonville, AL 35186

Grantee's Name Shannon McDonald Clark +
Mailing Address Clifford Daniel Clark

Property Address Lot 1, McDonald
Family Subdivision

Date of Sale August 30, 2019
Total Purchase Price \$ _____
or
Actual Value \$ 10,000⁰⁰
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 8/30/19

Print Nancy M. Paden

Sign Nancy M. Paden

(Grantor/Grantee/Owner/Agent) circle one