

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Ramona S Dawson and Gregory S Whitley
168 Churchill Dr, Maylene AL 35114

Presents:

THAT IN CONSIDERATION OF One Dollar and no/100 Dollars (\$1.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Gregory S Whitley a single person (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Gregory S Whitley and Ramona S Dawson (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 227, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 28, Page 91, in the Probate Office of Shelby County, Alabama.

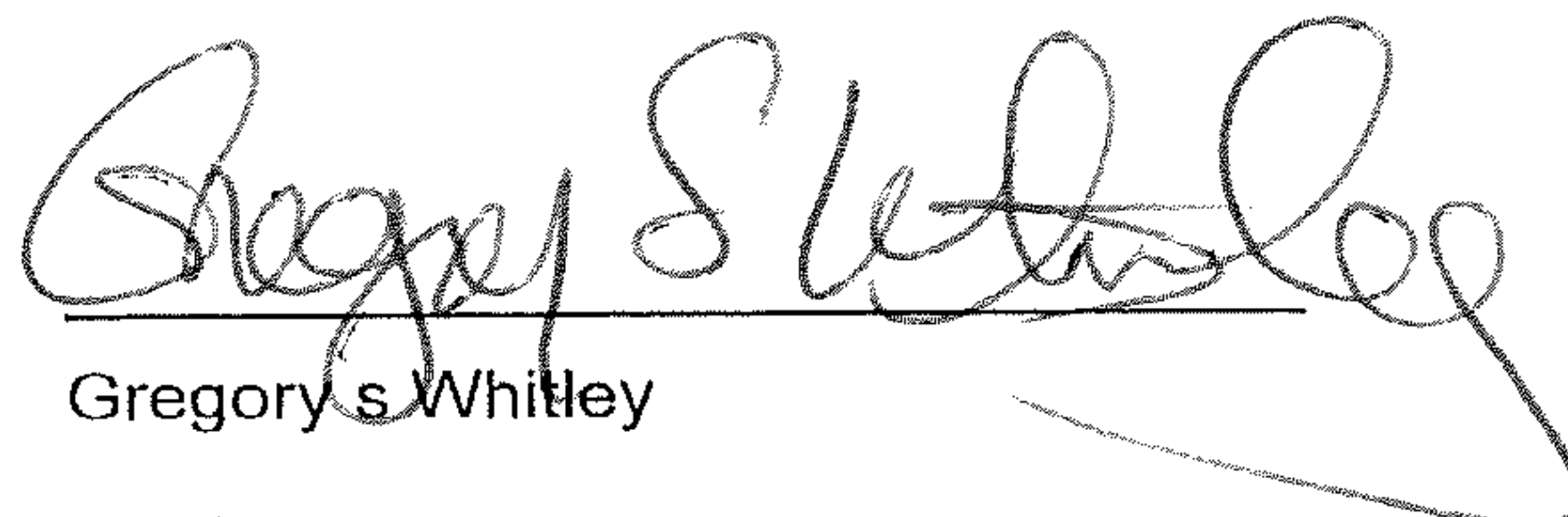
Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

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.

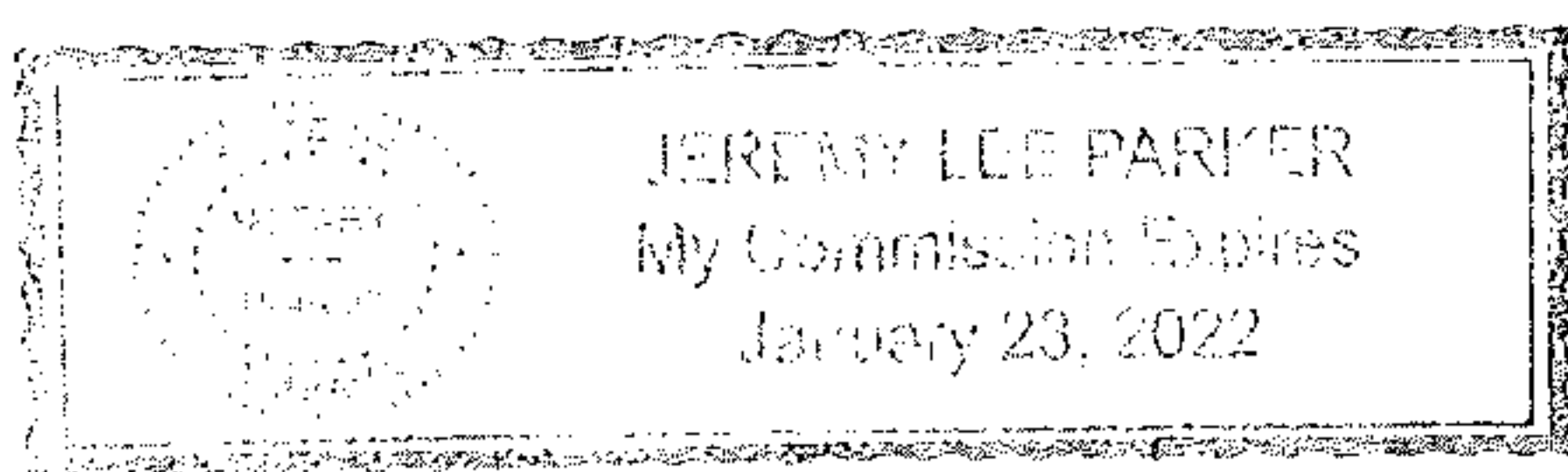
IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 18th day of September 2019

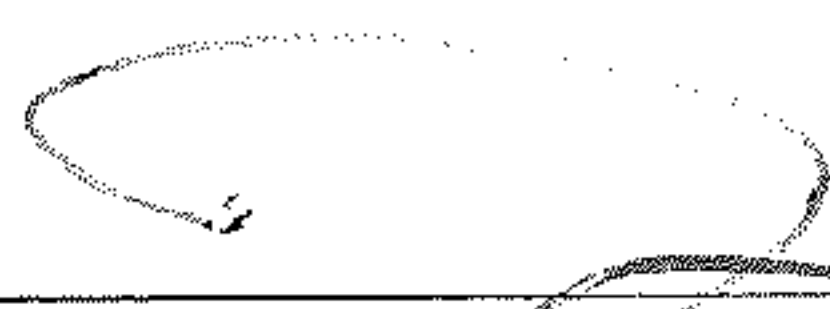

Gregory S. Whitley

STATE OF Alabama
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Gregory S Whitley whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of September, 2019.





Notary Public
My Commission Expires:

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216

20191002000360080 10/02/2019 08:04:46 AM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	Gregory S Whitley	Grantee's Name	Gregory S Whitley and Ramona SDawson
Mailing Address	168 Churchill Dr, Maylene AL 35114		168 Churchill Dr, Maylene AL 35114
Property Address	168 Churchill Dr, Maylene AL 35114	Date of Sale	September 18, 2019
		Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$ 179,900 ⁰⁰ / 89,950 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 ☐ Appraisal
☐ Sales Contract ☐ Other to Already own 1/2 interest
☒ Closing Statement

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.

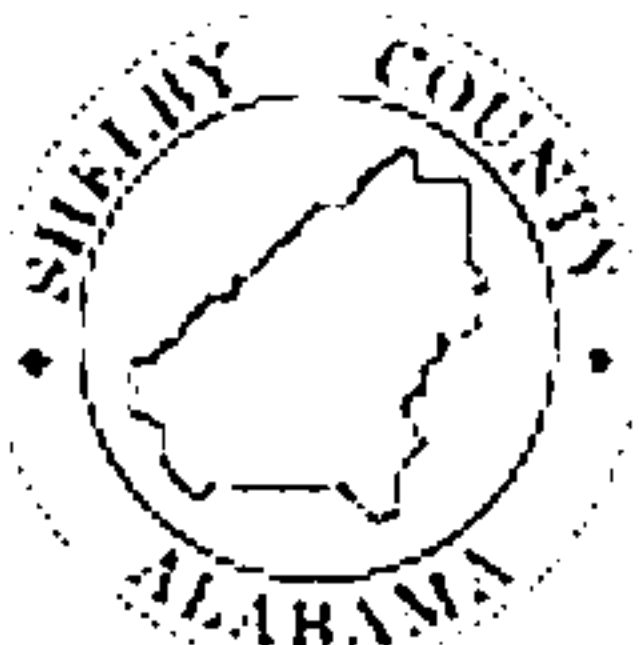
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: September 12, 2019
Unattested (verified by)

Print: Gregory S Whitley
Sign: Gregory S Whitley
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2019 08:04:46 AM
\$118.00 CHERRY
20191002000360080

Allen S. Boyd