

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Dennis & Jennie Stone
415 19th ST
CALERA, AL 35040

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

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}

KNOW ALL MEN BY THESE PRESENTS:

①

THAT IN CONSIDERATION OF Sixty-Five Thousand Dollars and NO/100 (\$65,000.00) to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Tom Royce and Valarie Royce, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Dennis Stone and Jennie Stone** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

Commence at the NW corner of Section 12, Township 21 South, Range 2 West, Shelby County, Alabama; thence N87°27'12"E, a distance of 176.33' to the POINT OF BEGINNING; thence S02°51'39"E, a distance of 1314.89'; thence S87°35'14"W, a distance of 178.74'; thence S89°32'05"W, a distance of 198.22'; thence N03°12'11"W, a distance of 174.93' to the Southeasterly R.O.W. line of Joinertown Road, and the beginning of a non-tangent curve to the left, having a radius of 342.50, a central angle of 44°24'33"E, and subtended by a chord which bears N24°51'03"E, and a chord distance of 258.87'; thence along the arc of said curve and said R.O.W. line, a distance of 265.47'; thence N02°39'01"E and along said R.O.W. line, a distance of 265.38' to a curve to the right, having a radius of 2367.00, a central angle of 07°05'46", and subtended by a chord which bears N06°11'54"E, and a chord distance of 292.97'; thence along the arc of said curve and said R.O.W. line, a distance of 293.16'; thence N09°44'47"E and along said R.O.W. line, a distance of 177.12' to a curve to the right, having a radius of 247.00, a central angle of 55°05'42", and subtended by a chord which bears N37°14'27"E, and a chord distance of 228.47'; thence along the arc of said curve and said R.O.W. line, a distance of 237.51' to the POINT OF BEGINNING.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Valarie Royce is one and the same person as Valerie Royce in deed recorded in Instrument 20180521000174380.

\$ 55,250.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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, together with every contingent remainder and right of reversion.

M191679

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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, the undersigned Grantors have hereunto set their hands and seals, this 26th day of NOVEMBER, 2019.

STATE OF Oklahoma
COUNTY OF Cleveland

Tom Royce
Tom Royce

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Tom Royce** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

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


Notary Seal

[Signature]
Notary Public
My commission expires: 07-29-2020
[Signature]
Valarie Royce

STATE OF Oklahoma
COUNTY OF Cleveland

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Valarie Royce** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

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

Notary Seal

M1916702

[Signature]
Notary Public
My commission expires: 07-29-2020

Real Estate Sales Validation Form

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

Grantor's Name Tom Royce
 Mailing Address 605 SW 119 W
APT 3100
OKlahoma City, OK 73170

Grantee's Name Deanna & Jennie Stone
 Mailing Address 415 19th ST
Calera, AL 35040

Property Address 7237 Joinertown Rd Date of Sale 11-25-19
Columbiana, AL 35051 Total Purchase Price \$ 65,000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2019 03:24:27 PM
 \$93.00 CHERRY
 20191202000445170

Alvin S. Byrd

or
 Actual Value \$ _____
 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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☒ 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 11-27-19

Print James Gonta

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1