

SEND TAX NOTICE TO:
Dewey Paul Keener and Tammy Keener
405 Coalmont Rd
Helene, AL 35080

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20191217000466310
12/17/2019 12:49:54 PM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Fifty Five Thousand dollars & no cents (\$55,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Norman C. Wilkins and Peggy Ann Wilkins, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Dewey Paul Keener and Tammy Keener

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1, ACCORDING TO THE MAP AND SURVEY OF WILKINS KEENER SURVEY AS RECORDED IN MAP BOOK 51, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 51, Page 78.

Right of Way or easement to Southern Natural Gas Co. as recorded in Deed Book 90, page 336 with the Office of the Judge of Probate of Shelby County, Alabama.

Transmission Line Permit in favor of Alabama Power Company as recorded in Deed Book 138 (or 130), page 217 with the Office of the Judge of Probate of Shelby County, Alabama.

Easement to Alabama Power Company as recorded in Deed Book 193, page 132; Instrument #20090721000279950 and Instrument #20110310000080210 with the Office of the Judge of Probate of Shelby County, Alabama.

Covenant for sewerage disposal system as set forth in the document recorded in Instrument #20100803000247480, in the Probate Office of Shelby County, Alabama.

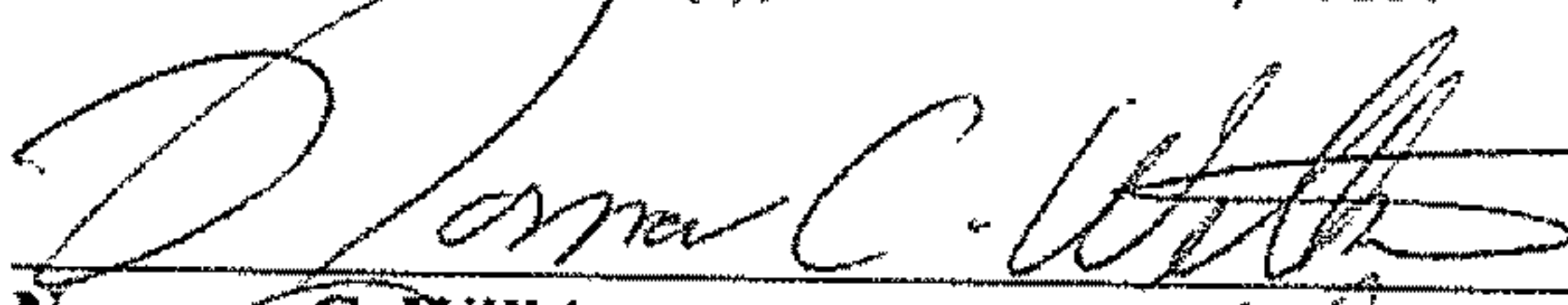
Riparian and other rights created by the fact that the subject property lies adjacent to lake.

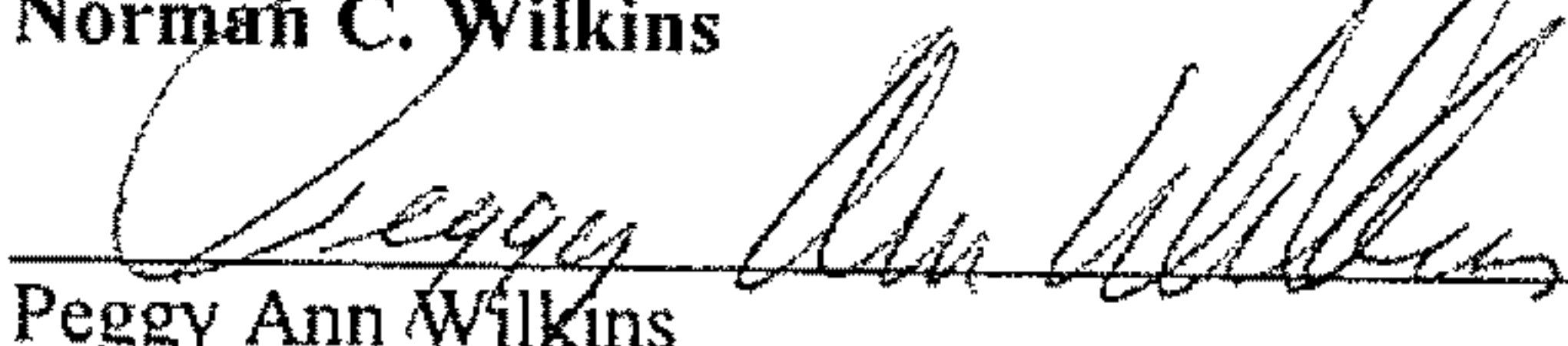
Less and except any part of subject property within a road right of way.

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), December 13, 2019.


Norman C. Wilkins (Seal)


Peggy Ann Wilkins (Seal)

STATE OF ALABAMA

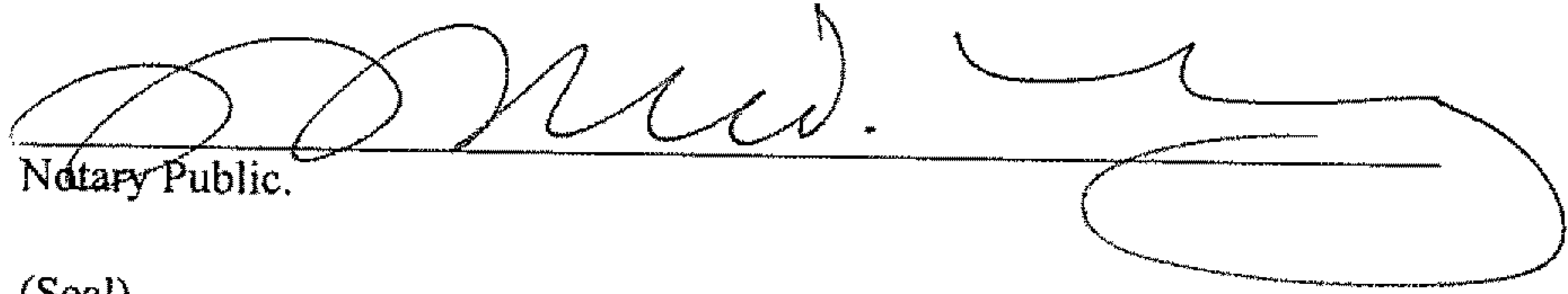
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman C. Wilkins and Peggy Ann Wilkins, husband and wife, 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 he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 2019




Notary Public.

(Seal)
My Commission Expires: 3-9-20

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Norman C. Wilkins and Peggy Ann Wilkins

Grantee's Name Dewey Paul Keener and Tammy Keener

Mailing Address 405 Coalmont Road Helena, Alabama 35080

Mailing Address 405 Coalmont Rd Helena, AL 35080

Property Address 393 Coalmont Road Helena, Alabama 35080

Date of Sale 12/13/2019

Total Purchase Price \$55,000.00

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
[X] 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 proeprty 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

Print Dewey Paul Keener

Unattested

(verified by)

Sign Paul Keener (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2019 12:49:54 PM
\$83.00 CHARITY
20191217000466310

Alvin S. Bayl