

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Gerald Raymond Henderson, Jr.
41 Tucker Street
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTEEN THOUSAND FIVE HUDNRED DOLLARS AND NO CENTS (\$13,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Roger P. Jacobs, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Gerald Raymond Henderson, Jr. and Embry Nicole Henderson (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

Commence at an iron stob located in the Southeast corner of the intersection of College Street and Blue Springs Road, the same being the Northwest corner of a lot heretofore conveyed to James Jackson Fleming and Faye Fleming and run thence South along the East line of College Street 200 feet to the Southeast corner of lot being conveyed to Martin Gipson; and the point of beginning thence continue East along the North line of Tucker Street 123 feet; thence West and parallel with Tucker Street 132 feet to the Northeast corner of said Gipson lot; thence South and parallel with College Street and along the East line of Gipson lot a distance of 100 feet to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein or his spouse.

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, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of January, 2020.

Roger P. Jacobs
Roger P. Jacobs

Shelby County, AL 01/31/2020
State of Alabama
Deed Tax: \$13.50



2020013100042250 1/2 \$38.50
Shelby Cnty Judge of Probate, AL
01/31/2020 01:38:17 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 **Roger P. Jacobs**, whose names are signed to the foregoing conveyance, and who 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 22nd day of January, 2020.



April Clark
Notary Public
My Commission Expires: 9/22/2020

Real Estate Sales Validation Form

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

Grantor's Name Roger P. Jacobs
Mailing Address 3485 Hwy 83
Vincent, AL

Grantee's Name Gerald Raymond Henderson, Jr
Mailing Address 41 Tucker St.
Vincent, AL

Property Address 41 Tucker St
Vincent, AL

Date of Sale January 22, 2020
Total Purchase Price \$ 13,500.00
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
Sales Contract (checked)
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

Print Mike T Atchison

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20200131000042250 2/2 \$38.50
Shelby Cnty Judge of Probate, AL
01/31/2020 01:38:17 PM FILED/CERT

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Form RT-1