

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt of which is hereby acknowledged, **BETTY LANN EMERSON**, a married woman (herein referred to grantor) does grant, bargain, sell and convey unto **JAMES MARK CLAYTON AND SARAH ELIZABETH CLAYTON**, husband and wife, (herein referred to as grantees) for and during their joint lives and upon the 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, to-wit:


The East 264 feet of Lot 21 of a survey of Jessica Ingram Property as recorded in Map Book 3, Page 54, in the Probate Records of Shelby County, Alabama.

Subject to easement for road right-of-way 15 feet wide across the Southern portion thereof.

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for me and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I lawfully seized in fee simple of the said premises; that said premises are free from all encumbrances, and that I have a good right to sell and convey the same as aforesaid; that I will, and my 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.

Shelby County, AL 02/07/2020
State of Alabama
Deed Tax:\$61.50


20200207000051140 1/3 \$89.50
Shelby Cnty Judge of Probate, AL
02/07/2020 09:43:13 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 4th day of February 2020.

Betty Lann Emerson
Betty Lann Emerson

STATE OF ALABAMA
COUNTY OF MARION

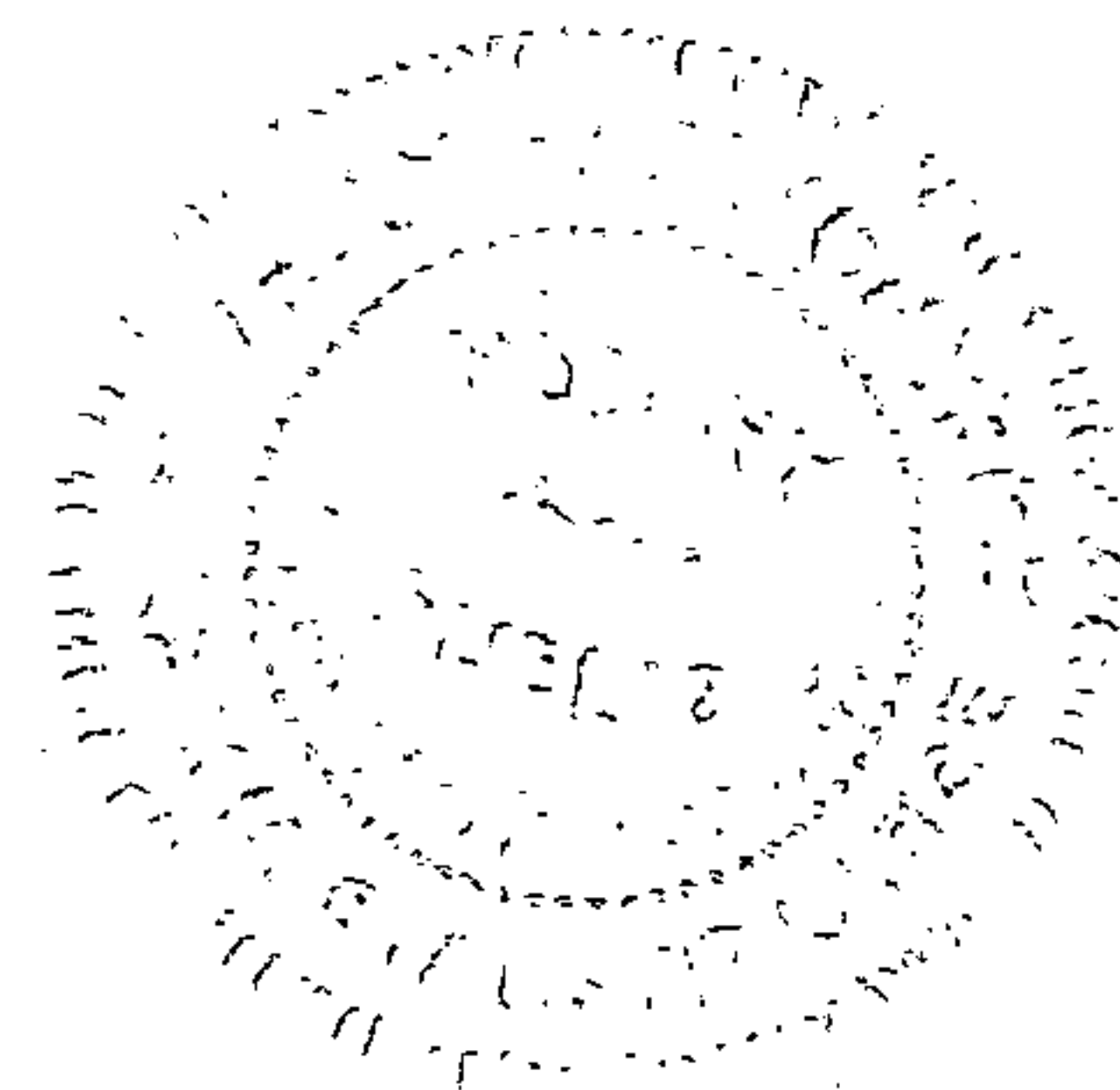
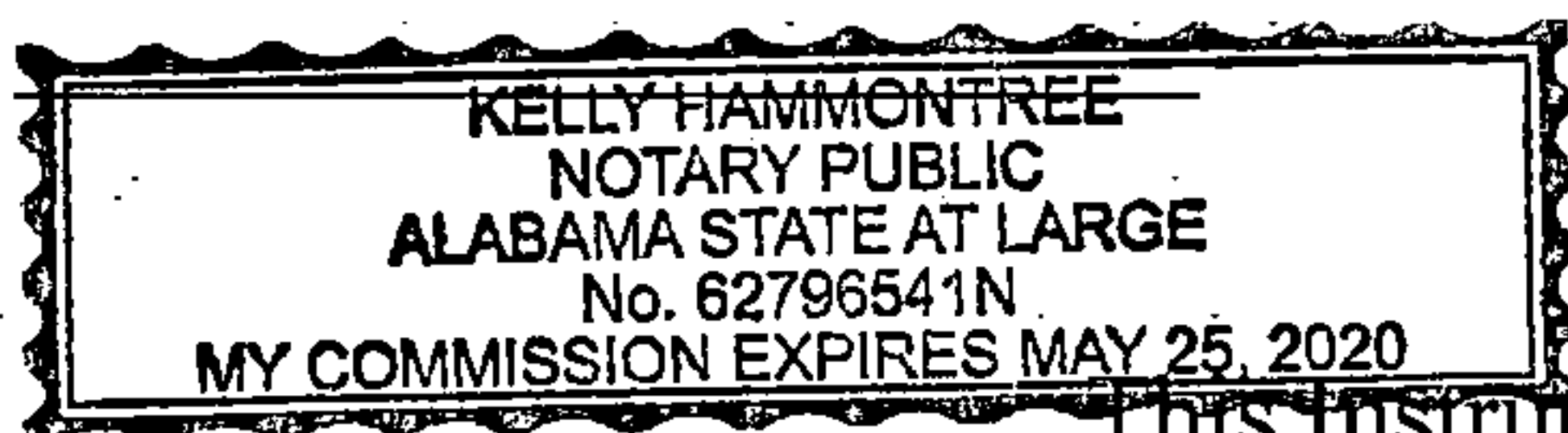
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Lann Emerson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, he executed the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

Given under my hand and official seal, this the 4th day of February, 2020.

Kelly Hammontree
Notary Public

(NOTARIAL SEAL)

My Commission expires:



This instrument was prepared without a survey.

This Instrument Prepared by R. Wyatt Howell

HOWELL & BENTLEY

Hamilton, Alabama



20200207000051140 2/3 \$89.50
Shelby Cnty Judge of Probate, AL
02/07/2020 09:43:13 AM 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 BETTY LANN EMERSON Grantee's Name JAMES MARK CLAYTON
Mailing Address P.O. BOX 111 Mailing Address _____
HAMILTON, AL 35570 _____

Property Address 5331 MEADOWLARK LANE Date of Sale FEB 24, 2020
BIRMINGHAM, AL 35242 Total Purchase Price \$ 61,500.00

Actual Value \$ _____
Or
Assessor's 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 2-4-20

Print Betty Lann Emerson

Unattested _____
(verified by)

Sign Betty Lann Emerson
(Grantor/Grantee/Owner/Agent) circle one

