

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Sammie C. Baker and Mildred T. Baker, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Sammie C. Baker, Mildred T. Baker, and Samil Baker (herein referred to as GRANTEES) for and during their joint lives and upon the death of any one of them, then to the survivors of them in fee simple as joint tenants with right of survivorship, and then upon the death of either of the survivors, to the remaining survivor in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 9, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, page 31, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year, building and setback lines, restrictions, encumbrances, covenants and conditions of record. Mineral and mining rights excepted.

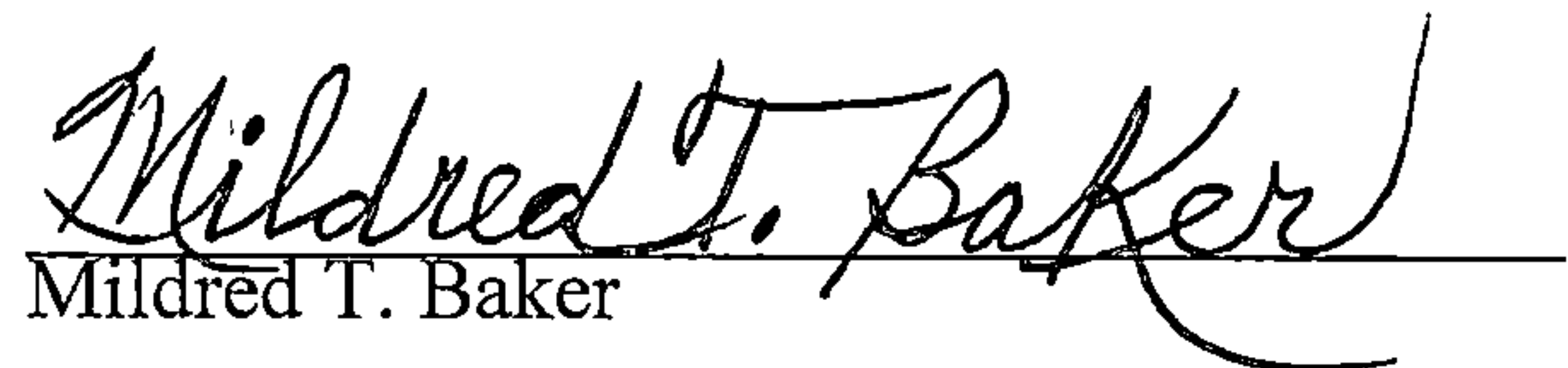
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of any one of them, then to the survivors of them in fee simple as joint tenants with right of survivorship, and then upon the death of either of the survivors, to the remaining survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless

otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 19th day of February, 2020.

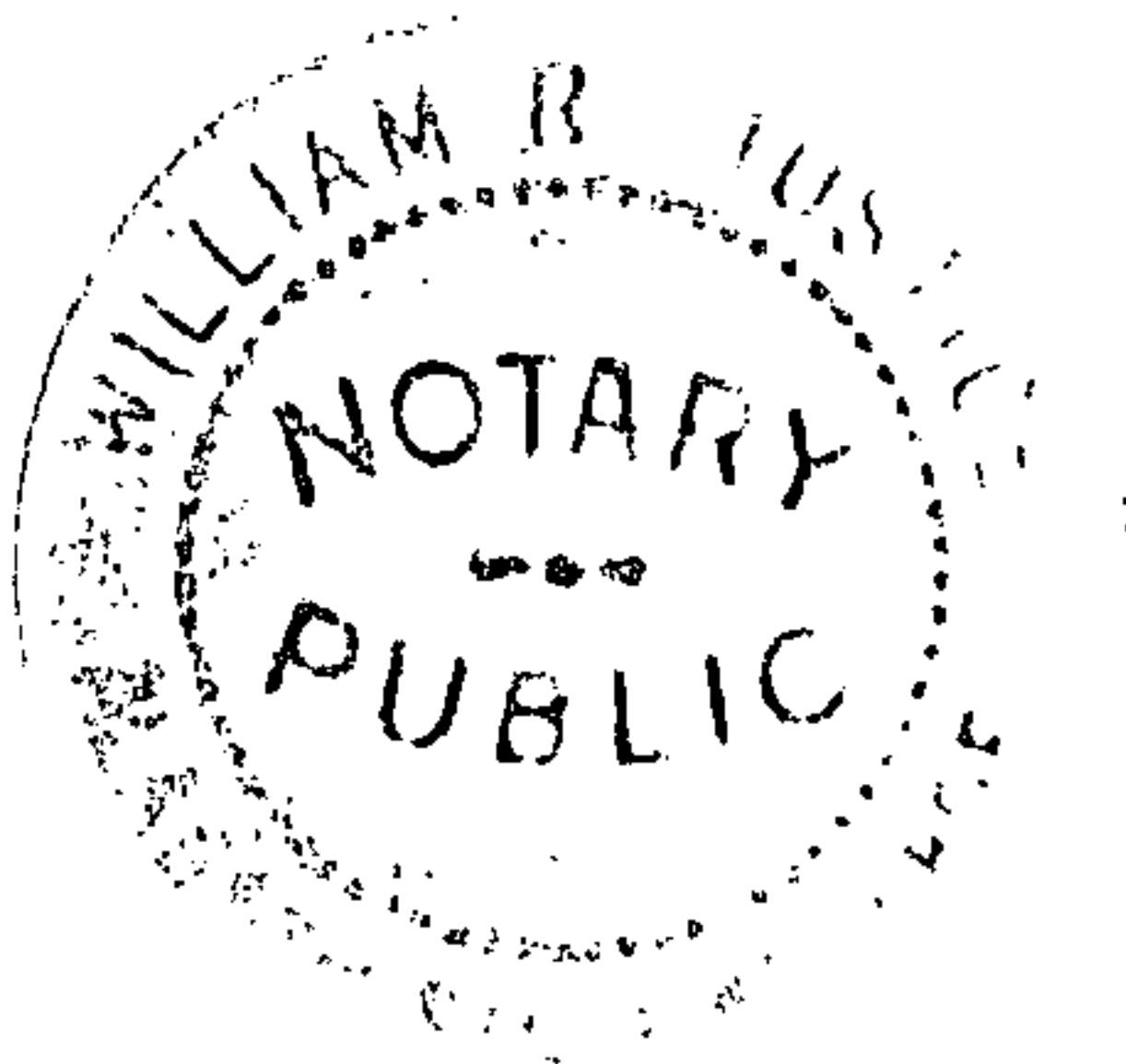

Sammie C. Baker

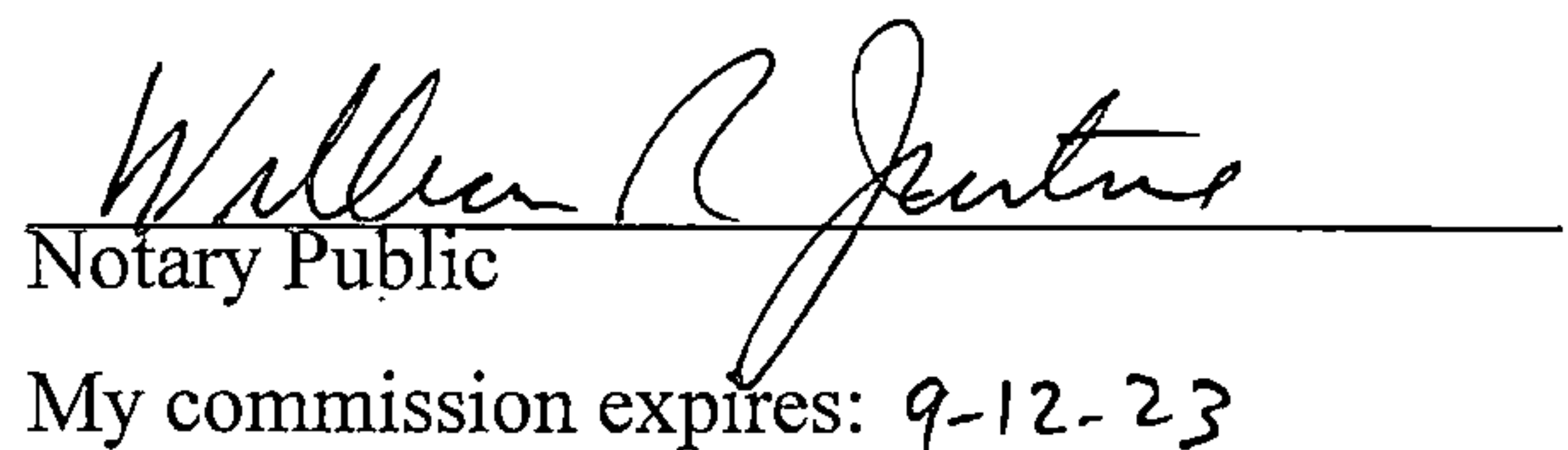

Mildred T. Baker

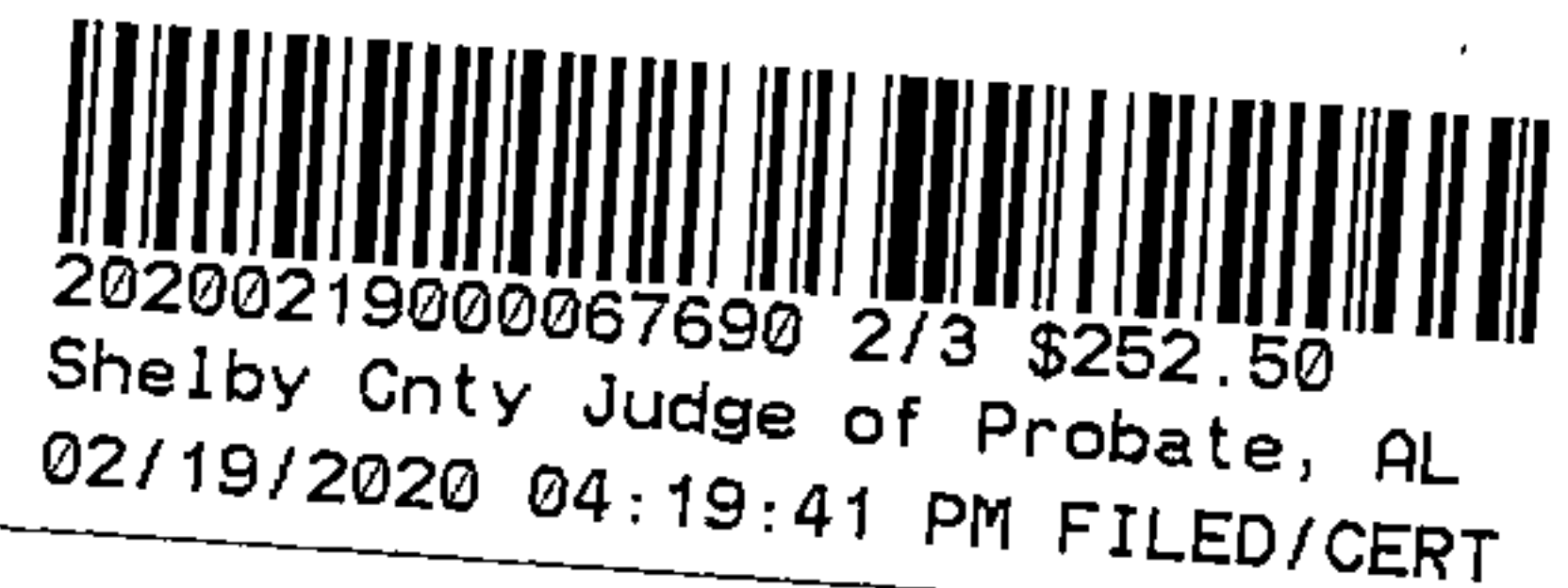
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sammie C. Baker and Mildred T. Baker, 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 19th day of February, 2020.




Notary Public
My commission expires: 9-12-23



Real Estate Sales Validation Form

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

Grantor's Name Sammie C. & Mildred T. Baker
Mailing Address 4825 Southlake Parkway
Hoover, AL 35244

Grantee's Name Sammie C., Mildred T. & Samil Baker
Mailing Address 4825 Southlake Parkway
Hoover, AL 35244

Property Address 4825 Southlake Parkway
Hoover, AL 35244

Date of Sale 2-19-2020
Total Purchase Price \$ _____

Shelby County, AL 02/19/2020
State of Alabama
Deed Tax: \$223.50

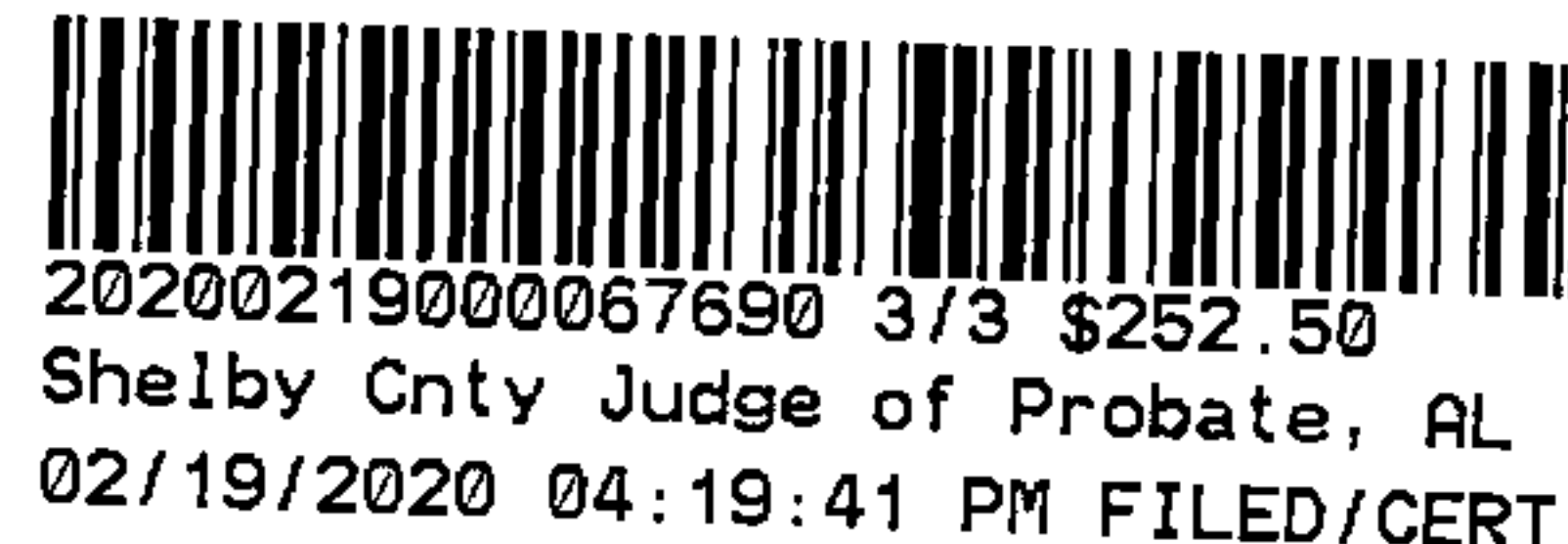
or
Actual Value \$ _____

or
 $\frac{1}{3}$ Assessor's Market Value \$ 223,500

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
☐ 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 2-19-2020

Print Sammie C. Baker

Sign _____

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1