

Recording Requested By/Return to:

PRIORITY TITLE & ESCROW
607 LYNNHAVEN PKWY
VIRGINIA BEACH, VA 23452

Send Tax Notices to:

WESLEY DEAN AND ASHLYN BRAILEY SMITH DEAN
5588 SURREY LANE,
BIRMINGHAM, AL 35242

The purpose of this Deed is to change the Tenancy

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

STATE OF ALABAMA
COUNTY OF **Shelby**

}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Zero Dollars (\$0.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **WESLEY DEAN AND ASHLYN BRAILEY SMITH DEAN, FORMERLY KNOWN AS ASHLYN BRAILEY SMITH, A MARRIED COUPLE WHO ACQUIRED TITLE WITH NO MARITAL STATUS, FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 5588 SURREY LANE, BIRMINGHAM, AL 35242 (herein referred to as grantors) do grant, bargain, sell and convey unto **WESLEY DEAN AND ASHLYN BRAILEY SMITH DEAN, A MARRIED COUPLE**, whose mailing address is 5588 SURREY LANE, BIRMINGHAM, AL 35242 (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY**, Alabama to-wit:

All the following described real estate, situated in the County of Shelby and the State of Alabama known and described as follows, to wit:

Part of the South 1/2 of the South 1/2 of the Southeast 1/4 of Northwest 1/4 of Section 13, Township 19 South, Range 2 West and described as follows:

Commence at the Southwest corner of said 1/4 —1/4 section, thence North along the West line of same 334.69 feet to the North line of said South 1/2 of the South 1/2 of the Southeast 1/4 of Northwest 1/4 of Section 13, thence 92 degrees 22 minutes 10 and one-quarter seconds to the right East 743.88 feet to the point of beginning; thence continue along the last named course 160.00 feet to the Westerly right of way line of State Highway No. 119, said point being on a curve to the right having an angle of 1 degree 40 minutes, a radius of 6,538.11 feet; thence 122 degrees 28 minutes to the right of the chord of said curve along the arc 200.00 feet; thence 73 degrees 57 minutes to the right of the chord of curve Northwest 64.65 feet; thence 77 degrees 29 minutes to the right Northeast 150.25 feet to the point of beginning.

APN: 10 6 13 0 001 014.002

PROPERTY ADDRESS: 5588 SURREY LANE, BIRMINGHAM, AL 35242

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 said GRANTEES, his, her or 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.

WITNESS the hands and seal of said Grantor(s) this 24 day of February, 2020.

Wesley Dean
WESLEY DEAN
Ashlyn Brailey Smith Dean
ASHLYN BRAILEY SMITH DEAN,
F/K/A ASHLYN BRAILEY SMITH

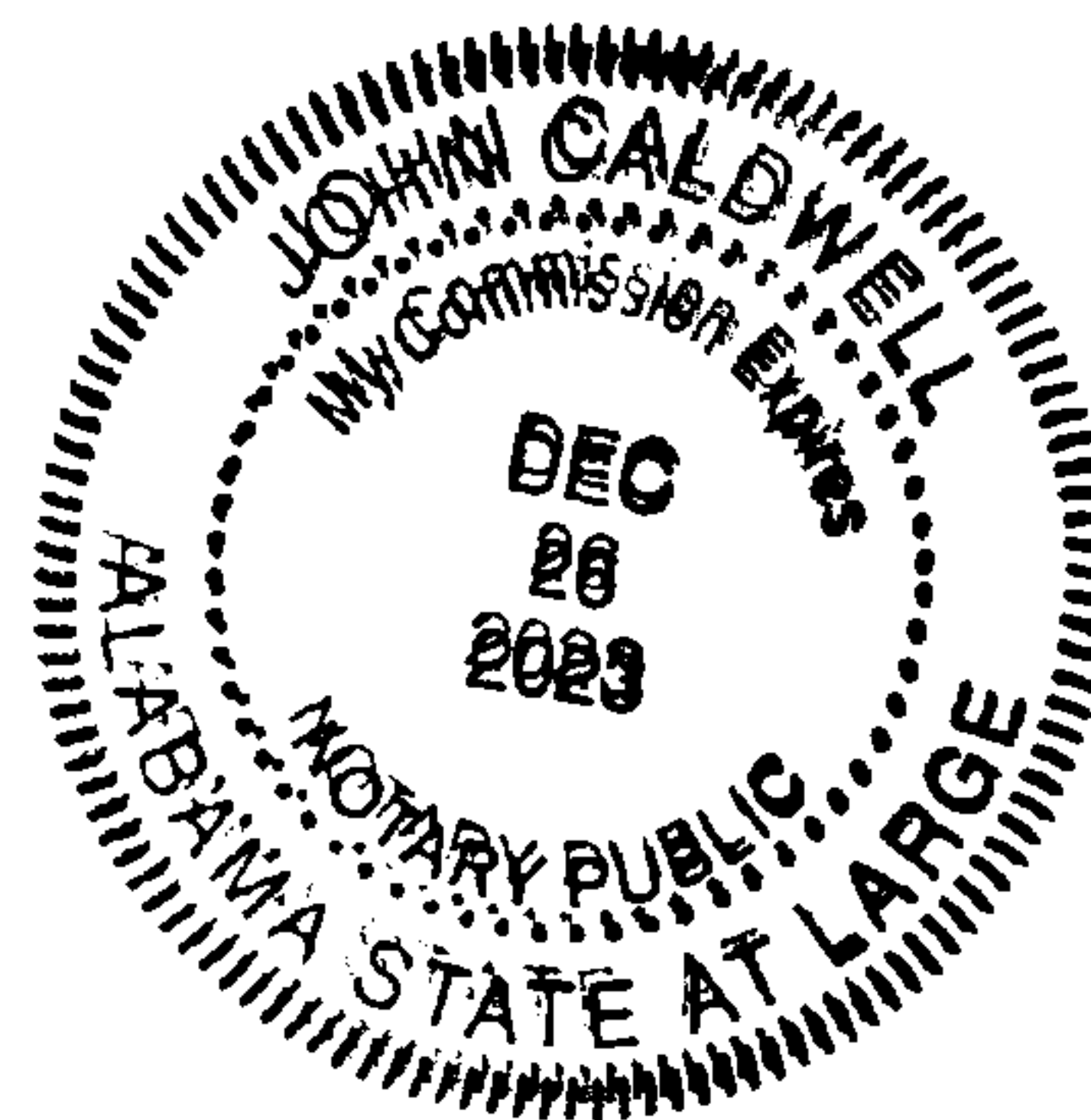
STATE OF ALABAMA }
COUNTY OF Shelby } SS.

I, John Caldwell, a Notary Public, hereby certify that **WESLEY DEAN and ASHLYN BRAILEY SMITH DEAN, F/K/A ASHLYN BRAILEY SMITH**, 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 executed the same voluntarily on the day the same bears date. Given under my hand this day of February, 2020 24

John Caldwell
My Commission Expires
12/26/2023

John Caldwell
Notary Public

Send Tax Notices to:
WESLEY DEAN AND ASHLYN BRAILEY SMITH DEAN
5588 SURREY LANE,
BIRMINGHAM, AL 35242



Real Estate Sales Validation Form

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

Grantor's Name Wesley DEAN & Ashlyn Brailey Smith DEAN FKA Ashlyn Brailey Smith
Mailing Address 5588 SURREY LANE BIRMINGHAM, AL 35242
Grantee's Name Wesley DEAN & ASHLYN BRAILEY SMITH DEAN
Mailing Address 5588 SURREY LANE BIRMINGHAM, AL 35242
Property Address 5588 SURREY LANE BIRMINGHAM, AL 35242
Date of Sale 02/24/2020
Total Purchase Price \$ 0.00
Actual Value \$ N/A
Assessor's Market Value \$ 159,800



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/09/2020 02:56:24 PM
\$29.00 CHERRY
20200309000092870

Alvin S. Boyd

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 Deed of gift amending owner name & tenancy with no consideration

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 03/06/2020

Print MEGAN SHELOR

Unattested

Sign Megan Shelor

(verified by)

(Grantor/Grantee/Owner/Agent) circle one