

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:
Brandon Joseph
2178 Mooney Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY THOUSAND NINE HUNDRED TWENTY FIVE AND NO/100 DOLLARS (\$50,925.00)**, 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, I or we, **Brandon Joseph, a single man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Brandon Joseph and Kristen Duke** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:


1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

Property described herein constitutes no part of the homestead of the Grantor herein.

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 13th day of March, 2020.


Brandon Joseph

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Brandon Joseph, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2020.


20200316000103220 1/3 \$79.00
Shelby Cnty Judge of Probate, AL
03/16/2020 02:50:38 PM FILED/CERT

Shelby County, AL 03/16/2020
State of Alabama
Deed Tax: \$51.00


Notary Public
My Commission Expires: 9/22/2020



EXHIBIT A – LEAGAL DESCRIPTION

The Point of Beginning being from the Southeast corner of Lot 10-A of the Resurvey of Mooney Estates, as recorded in MB. 12 PG. 92 in the Probate Office of Shelby County, Alabama; thence South $89^{\circ} 58' 30''$ West a distance of 707.97 feet to a found rebar; thence North $01^{\circ} 27' 29''$ East a distance of 1172.09 feet to a found capped iron on the south right-of-way of County Road 78; thence North $81^{\circ} 39' 27''$ East a chord distance of 383.01 feet along a curve concave right having a central angle of $10^{\circ} 42' 37''$ and a radius of 2051.81 feet; thence South $09^{\circ} 33' 33''$ East a distance of 108.94 feet to a found rebar; thence South $09^{\circ} 30' 57''$ East a distance of 200.23 feet to a found iron pipe; thence South $00^{\circ} 44' 40''$ East a distance of 369.15 feet to a previously set capped iron; thence North $89^{\circ} 21' 38''$ East a distance of 236.00 feet to a previously set capped iron; thence South $00^{\circ} 44' 41''$ East a distance of 555.64 feet back to the Point of Beginning. Said lot lies in the Southwest Quarter of the Southwest Quarter of Section 32, Township 21 South, Range 1 East in Shelby County, Alabama and contains 15.27 Acres, more or less.



20200316000103220 2/3 \$79.00
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Real Estate Sales Validation Form

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

Grantor's Name Brandon Joseph
Mailing Address 2178 Mooney Rd
Columbiana AL
35051

Grantee's Name Brandon Joseph
Mailing Address 2178 Mooney Rd
Columbiana AL
35051

Property Address 2178 Mooney Rd
Columbiana AL

Date of Sale 3/13/2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 50,925.00

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 1/2 tax value

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 Brandon Joseph

Sign Brandon Joseph

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200316000103220 3/3 \$79.00
Shelby Cnty Judge of Probate, AL
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ified by)