

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:

Kim Dykes
137 Hwy 311
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



20200616000244100 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
06/16/2020 08:09:19 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration SEVEN THOUSAND AND NO/100 DOLLARS (\$7,000.00), 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, **Faye Schrader, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Kim Dykes and husband, Shannon Dykes** (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.

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.

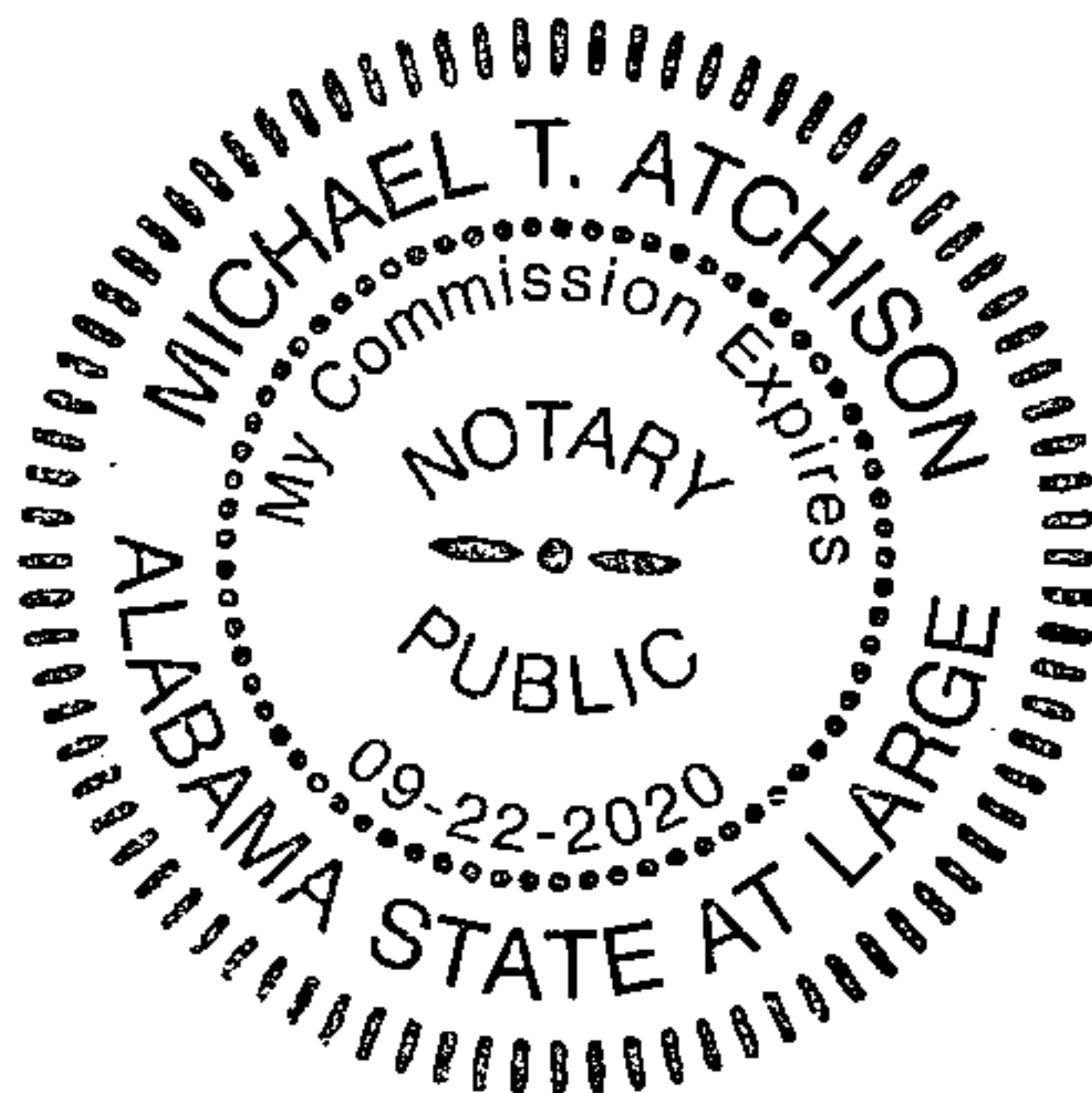
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of June, 2020.

Faye Schrader
Faye Schrader

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Faye Schrader, 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, she executed the same voluntarily on the day the same bears date.

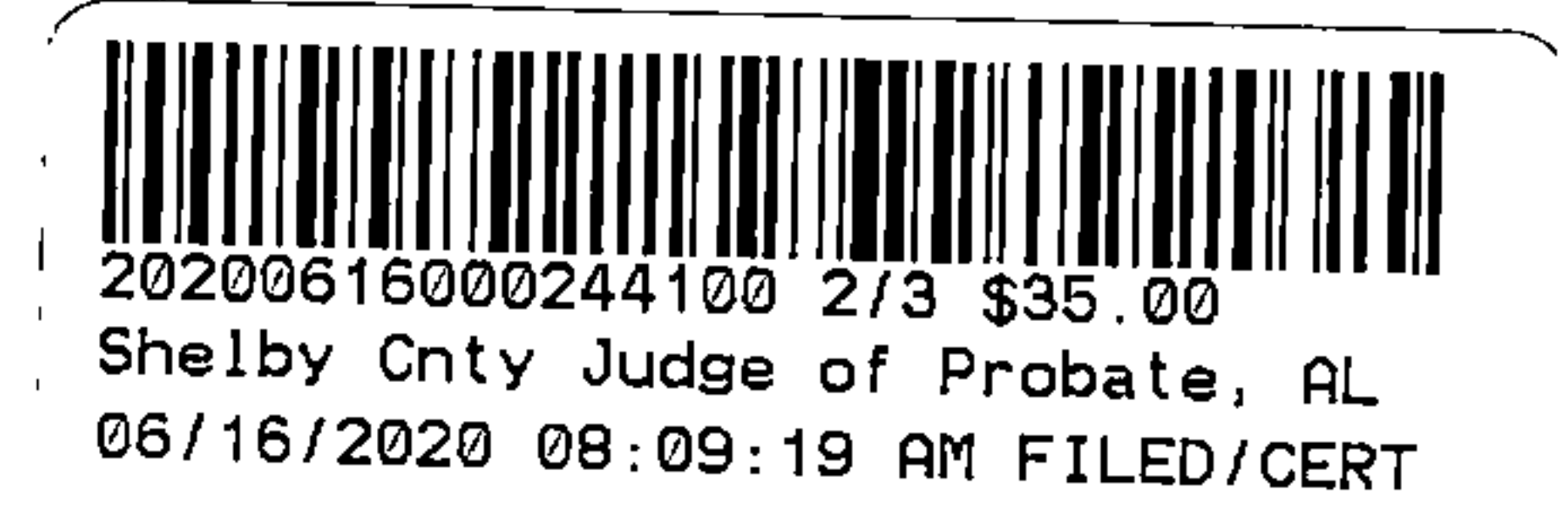
Given under my hand and official seal this 15th day of June, 2020.



Michael T. Atchison
Notary Public
My Commission Expires:

“EXHIBIT A”

From the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 21, Township 24 North, Range 15 East, run East along the North boundary a distance of 858.50 feet to the Point of Beginning; thence, continue in a straight line to the intersection of the North boundary and the NW ROW of Shelby County Highway #311; thence run Southwest along said NW ROW for a distance of 450.00 feet more or less to the SE corner of Real Book 48, Page 457; thence run NW along the East line of Real Book 48, Page 457 for a distance of 240.60 feet to the Point of Beginning.



Real Estate Sales Validation Form

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

Grantor's Name Faye Schrader
Mailing Address 303 Hwy 311
Shelby AL 35143

Grantee's Name Kim Dykes
Mailing Address 132 Hwy 311
Shelby AL 35143

Property Address Average / Vacant
Hwy 311
Shelby AL 35143

Date of Sale 6-15-2020
Total Purchase Price \$ 7,000.00

or
Actual Value \$

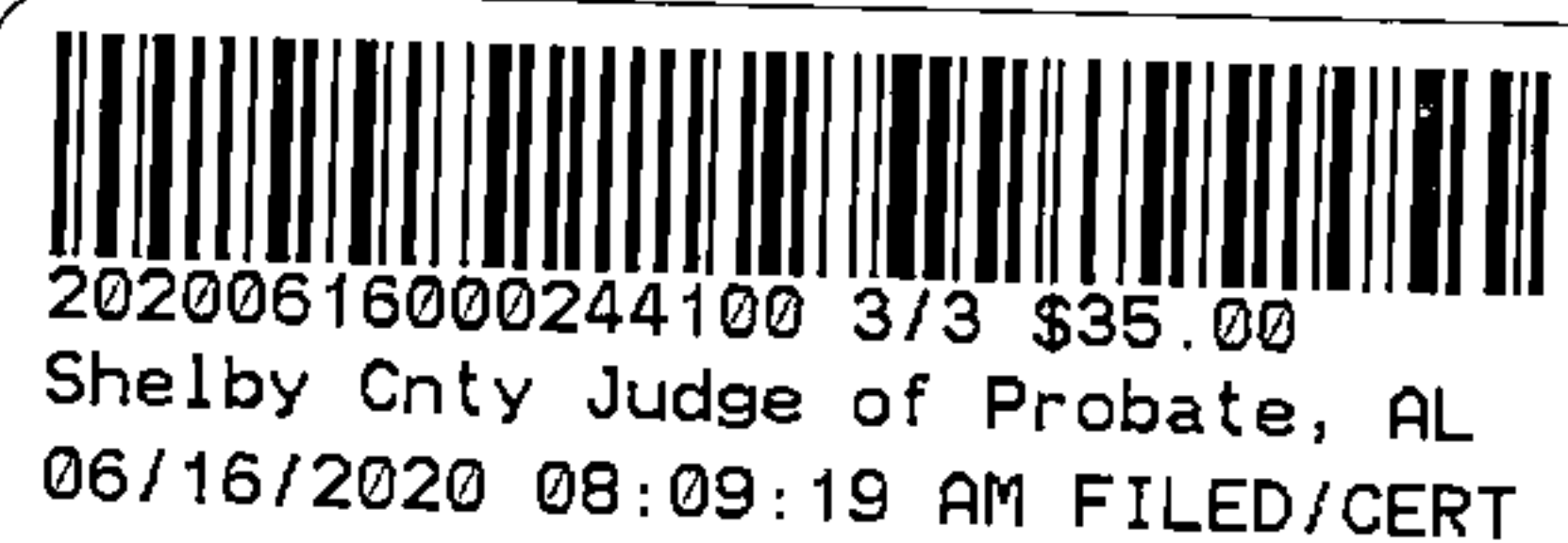
or
Assessor's Market Value \$

Shelby County, AL 06/16/2020
State of Alabama
Deed Tax: \$7.00

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



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 6-15-2020

Print Mila T. Alphin

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1