

Parcel I.D. #:

Send Tax Notice To: Steve Tate  
2515 Highway 75  
Calera, AL 35040

## WARRANTY DEED

### Joint Tenancy With Right of Survivorship


STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$ 5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Wessie Wylodean Dooley, a married woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Steve Tate; Jason Tate and Shelley Sudsberry**, hereinafter known as the GRANTEE;

*A parcel of land located in the SW 1/4 of the SE 1/4, Section 9, Township 24 North, Range 13 East, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of the SW 1/4 of the SE 1/4, Section 9, Township 24 North, Range 13 East, and run Westerly along the North line of said 1/4-1/4 Section for 400 feet; Thence turn 91 degrees 30 min. 22 sec. left and run Southerly for 92.00 feet to a point on the centerline of a County Road; Thence continue Southerly along last stated course for 214.0 feet; Thence turn 108 deg. 12 min. right and run Northwesterly for 214.0 feet; Thence turn 71 deg. 48 min. right and run Northerly 214.0 feet to a point on the centerline of said county road; Thence continue Northerly along last stated course 32 feet, more or less to a point on the North line of said 1/4-1/4 section; said point being the Point of Beginning of the property herein described; Thence run Westerly along the North line of said 1/4-1/4 section a distance of 210.0 feet to a point; Thence turn 91 deg. 30 min. 22 sec. left and run Southerly for 210.0 feet to a point; Thence turn left 88 deg. 29 min. 38 sec. and run Easterly 210.0 feet to a point; Thence turn 91 deg. 30 min. 22 sec. to the left and run in a Northerly direction 210.0 feet to the Point of Beginning.*

Subject to any and all easements, rights of way, covenants and restrictions of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

  
20200623000255630 1/4 \$37.00  
Shelby Cnty Judge of Probate, AL  
06/23/2020 10:37:16 AM FILED/CERT

Shelby County, AL 06/23/2020  
State of Alabama  
Deed Tax: \$5.00

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 19790228000024670, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 30 Day of Nov., 2018.

Wessie Wylodean Dooley

Wessie Wylodean Dooley

Grantor



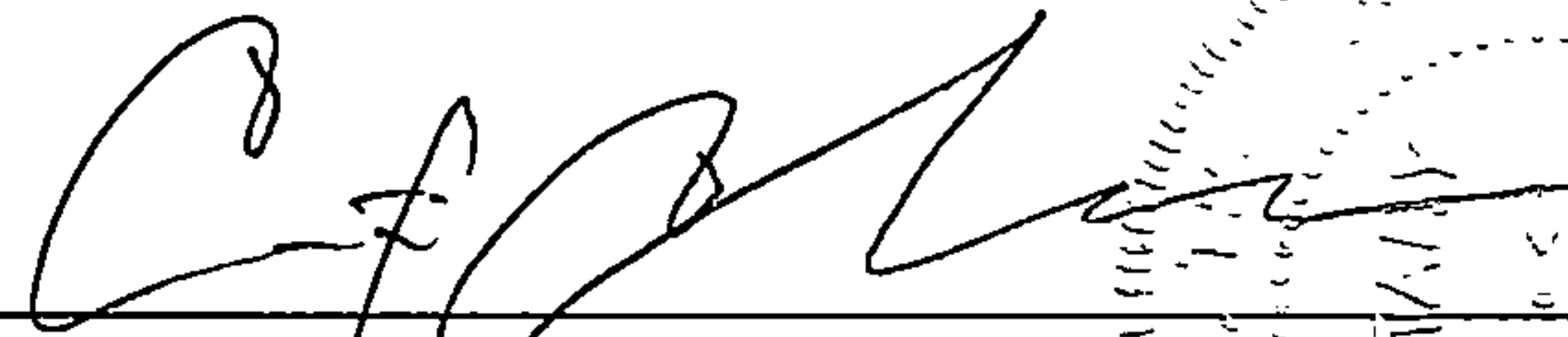
20200623000255630 2/4 \$37.00  
Shelby Cnty Judge of Probate, AL  
06/23/2020 10:37:16 AM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )


I, the undersigned, a Notary Public in and for said State, do hereby certify that *Wessie Wylodean Dooley*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 30 Day of  
Nov., 2018.

  
NOTARY PUBLIC  
My Commission Expires: 18-March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

  
20200623000255630 3/4 \$37.00  
Shelby Cnty Judge of Probate, AL  
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1995



20200623000255630 4/4 \$37.00  
Shelby Cnty Judge of Probate, AL  
06/23/2020 10:37:16 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 Wesley Dady  
Mailing Address \_\_\_\_\_

Grantee's Name Steve Tate, et al  
Mailing Address 2515 Hwy 75  
Calera AL 35040

Property Address 1999 Hwy 75  
Calera AL 35040

Date of Sale 11/30/18  
Total Purchase Price \$ 5,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market 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  
☒ 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 11/30/18

Unattested

Print Steve Tate

Sign Steve Tate

(Grantor/Grantee/Owner/Agent) circle one

Form DT 1-18

Parcel #

(verified by)

35-2-09-0-001-015.001