

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:
Gwen & Jeff Franklin
56 Railroad Street
Leeds, AL 35094

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY ONE THOUSAND FOUR HUNDRED AND NO CENTS (\$21,400.00)**, 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, we, **Jeff Franklin and wife, Gwen Franklin (herein referred to as Grantor)** grant, bargain, sell and convey unto **Jeff Franklin, Gwen Franklin, Tracy A. Chew, Mary Olivia Francine Chew and Bonnie Grayson Chew IV (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

A PART OF THE SE ¼ OF THE SW1/4 OF SECTION 4, TOWNSHIP 18, RANGE 1 EAST. COMMENCING AT THE ORGINAL LINE NEAR THE TRUSSELL THENCE NORTHWEST WITH THE RIGHT OF WAY LINE OF CENTRAL OF GA. RAIL ROAD TO THE SECTION HOUSE LINE. THENCE SOUTHWEST ALONG THE LINE OF THE CENTRAL OF GA. RAIL ROAD COMPANY LOT DIRECT TO THE BRANCH. THENCE DOWN SAID BRANCH TO THE ORGINAL LINE, THENCE ALONG THE LINE TO THE STARTING POINT ON THE CENTRAL OF GEORGIA RAIL ROAD. CONTAINING FOUR ACRES MORE OR LESS.

SUBJECT TO:

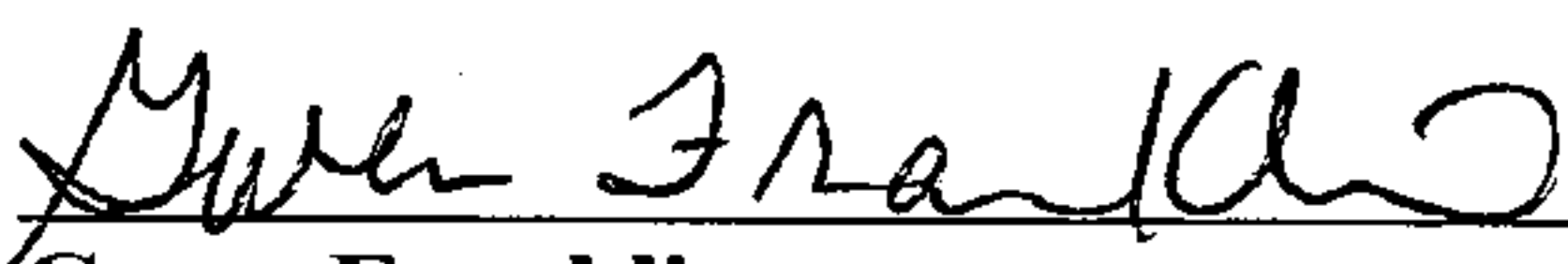
1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

The right of first refusal in Instrument #20120718000256270 shall remain in effect.
No part of the homestead of the Grantor herein or her spouse.

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 26th day of June, 2020.

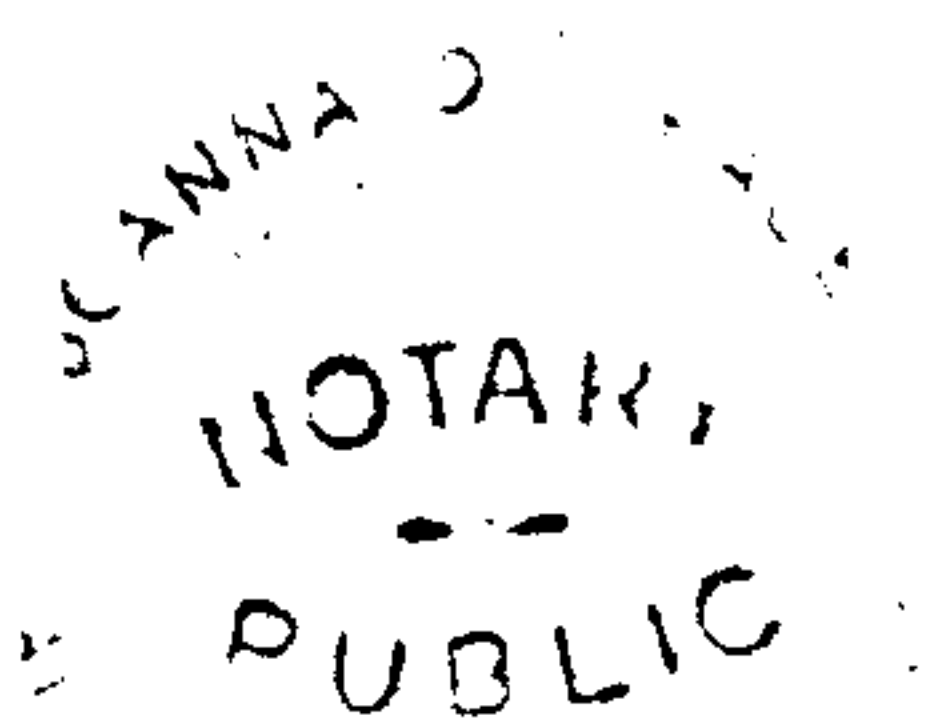

Gwen Franklin

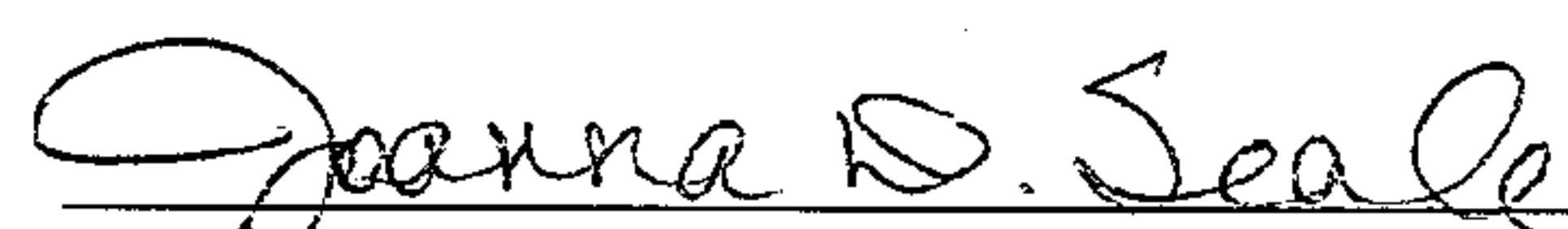

Jeff Franklin

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Gwen and Jeff Franklin**, whose name(s) 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 26th day of June, 2020.




Notary Public
My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name Jeff Franklin
 Mailing Address Gwen Franklin
56 Railroad St.
Leeds, AL 35094

Grantee's Name Jeff Franklin
 Mailing Address Gwen Franklin
Tracy H. Chew
Maril Olivia Francisco Chew
Bonnie Grayson Chew IV
56 Railroad St.
Leeds, AL 35094

Property Address 54 Railroad St
Leeds, AL 35094

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 21,400.00

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 _____

Print JEFF FRANKLIN

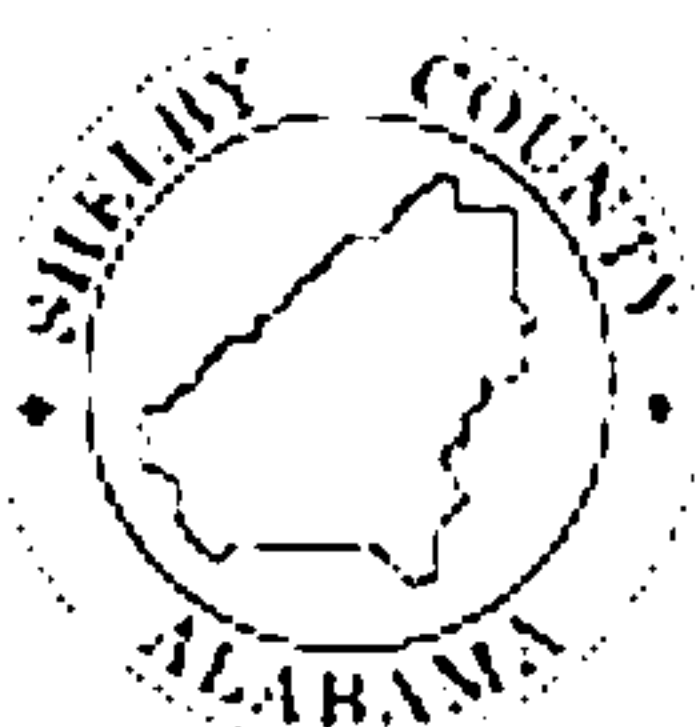
☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/26/2020 01:14:04 PM
 \$49.50 CHERRY
 20200626000263040

Alicia S. Bayl