

**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:*  
Larry Irving Connell  
70 Almond Way  
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 TWELVE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$12,500.00), 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, *Richard D. White and wife, Regina D. White* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Larry Irving Connell and Melba Virginia Connell* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A parcel of land situated in the Northwest Quarter of the Southeast Quarter of Section 32, Township 21 South, Range 1 West, being more particularly described as follows:

From point of beginning, the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 32, Township 21 South, Range 1 West, run North on and along the West boundary line of said Quarter-Quarter Section a distance of 247.5 feet to a point; thence Easterly and parallel to the South boundary line of said Quarter-Quarter Section a distance of 1,320 feet, more or less, and to the East boundary line of said Quarter-Quarter Section; thence Southerly on and along the East boundary line of said Quarter-Quarter Section a distance of 247.5 feet and to the Southeast corner of said Quarter-Quarter Section; thence Westerly on and along the South boundary line of said Quarter-Quarter Section a distance of 1,320 feet, more or less, and to the point of beginning.

LESS AND EXCEPT those tracts previously conveyed as shown by deeds recorded in Deed Book 312, Page 829; Deed Book 314, Page 611; Deed Book 318, Page 86; and Deed Book 347, Page 224, in the Probate Office of Shelby County, Alabama.


**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 15<sup>th</sup> day of July, 2020.


  
Richard D. White

  
Regina D. White

STATE OF KY )  
COUNTY OF Boone )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Richard D. White and Regina D. White*, whose names 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 13<sup>th</sup> day of July, 2020.

  
Notary Public  
My Commission Expires: 2-1-9-24  
Michelle Eckhoff



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/16/2020 08:52:06 AM  
 \$37.50 CATHY  
 20200716000295780

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	<u>Richard D. White</u>	Grantee's Name	<u>Larry Irving Connell</u>
Mailing Address	<u>1539 Plum Creek Way</u> <u>Burlington, KY</u> <u>41005</u>	Mailing Address	<u>70 Almond Way</u> <u>Columbiana, AL</u> <u>35051</u>
Property Address	<u>57 Almond Way</u> <u>Columbiana, AL</u> <u>35051</u>	Date of Sale	
		Total Purchase Price \$	<u>18,500.00</u>
		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 7/13/20

Print

Richard D. White

Unattested

Sign

Richard D. White

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1