

WHEN RECORDED RETURN TO:
Rebecca G Krueger
1021 Long Branch Parkway
Calera, Alabama, 35040


20200716000297320 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
07/16/2020 01:28:29 PM FILED/CERT

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVNOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: that in consideration of Fifteen Thousand and no/1 00 Dollars (\$15000.00) and other valuable consideration to the undersigned Grantors in handpaid by the Grantees herein, the receipt whereof is acknowledged, **Vester Wayne Causey, a married man and Donna R Causey, a married woman** (hereinafter referred to as Grantors), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Randall P and Rebecca G Krueger husband and wife**, (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to.wit:

A part of Block 271 according to J. H. Dunstan's Map of Calera, more particularly described as follows: Commence at the intersection of the South line of 18th Avenue and the East line of U. S. Highway 31 and run Easterly along the South line of ts• Avenue 151.5 feet to the point of beginning; then turn an angle of 90° to the right and run a Southerly direction 108.0 feet; then turn an angle of 90° to the left and run an Easterly direction of 117.50 feet; then turn an angle of 94° to the left and run a Northerly direction along the West line of Whitfield lot to the South line of 18* Avenue; then turn an angle to the left and run in a Westerly direction along the South line of 18th Avenue to the point of beginning.

This conveyance is made subject to covenants, restrictions and easements heretofore imposed upon the subject property.

For ad Valorem tax appraisal purposes only, the address of the property described herein is 1121 18th Avenue, Calera, AL, 35040

The above described property does not constitute the homestead of the grantor named herein.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantors do for themselves and for their heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of aforementioned premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that Grantors will and their heirs, executors and administrators shall, Warrant and Defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, except as provided above.

rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

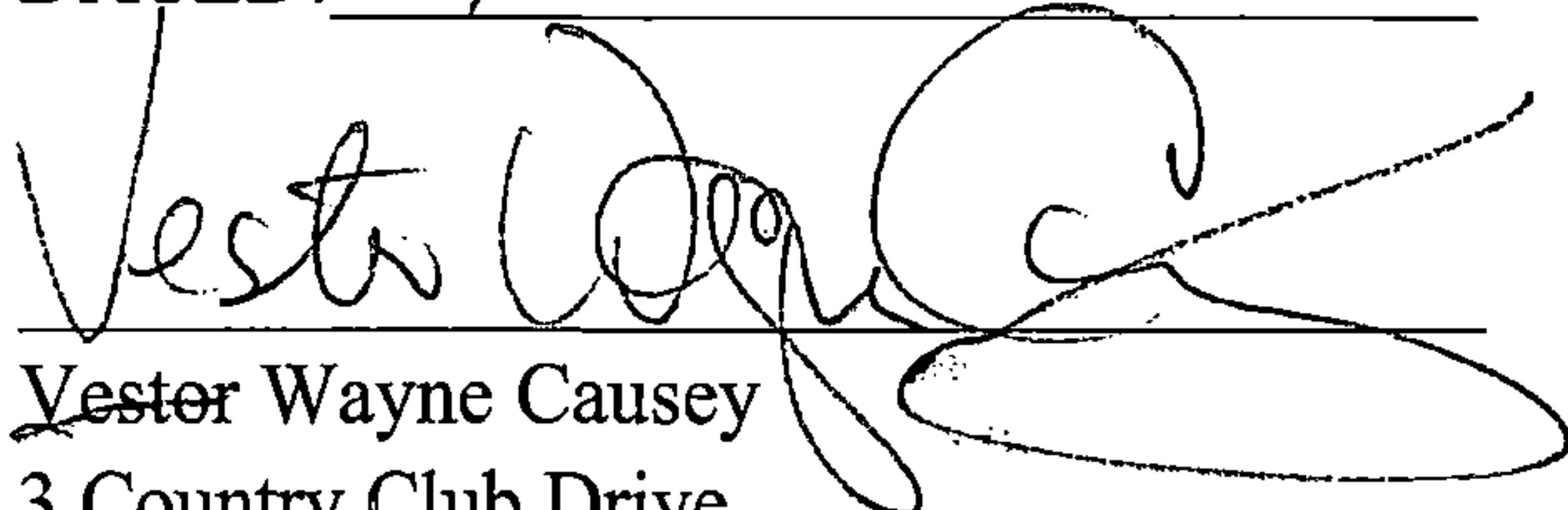
Tax Parcel Number: 28 5 21 4 000 019 002

Deed Drafted By: Rebecca G. Krueger

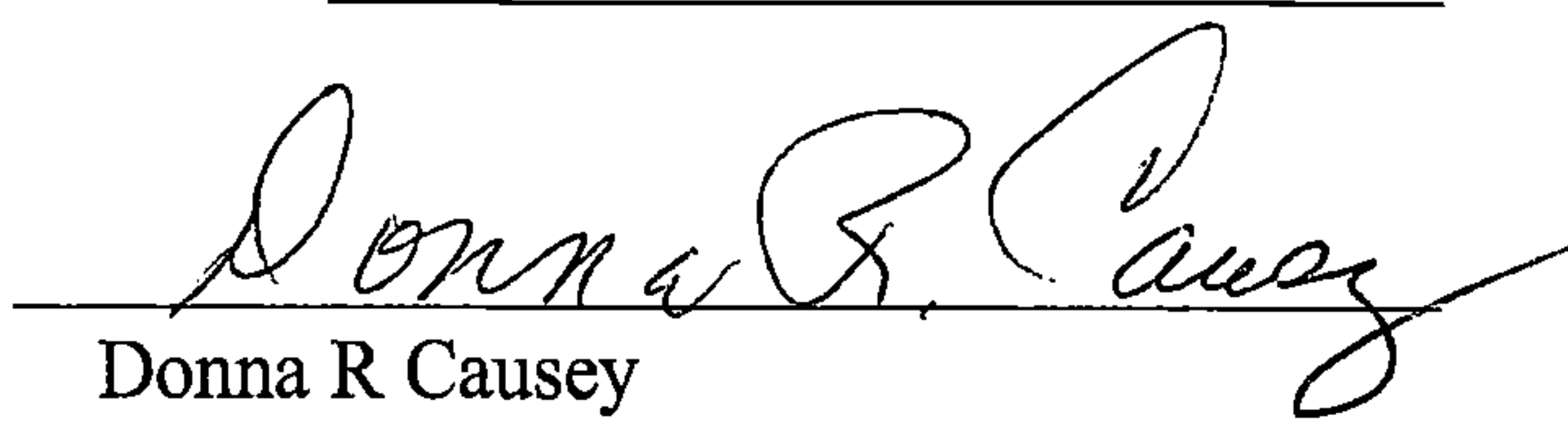
1021 Long Branch Parkway
Calera, Alabama, 35040

Grantor Signatures:

DATED: 12/13/2016

VWC
Vester

Vester Wayne Causey
3 Country Club Drive
Calera, Alabama
35040

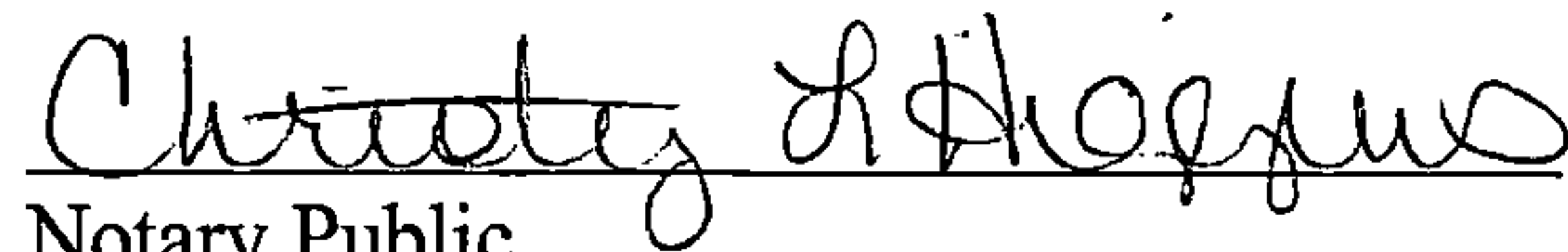
DATED: 12/13/2016


Donna R Causey
3 Country Club Drive
Calera, Alabama
35040

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 13 day of December, 2016, before me,
_____, personally appeared Vester Wayne Causey and
Donna R Causey, known to me (or satisfactorily proven) to be the persons whose names are
subscribed to the within instrument and acknowledged that they executed the same as for the
purposes therein contained.

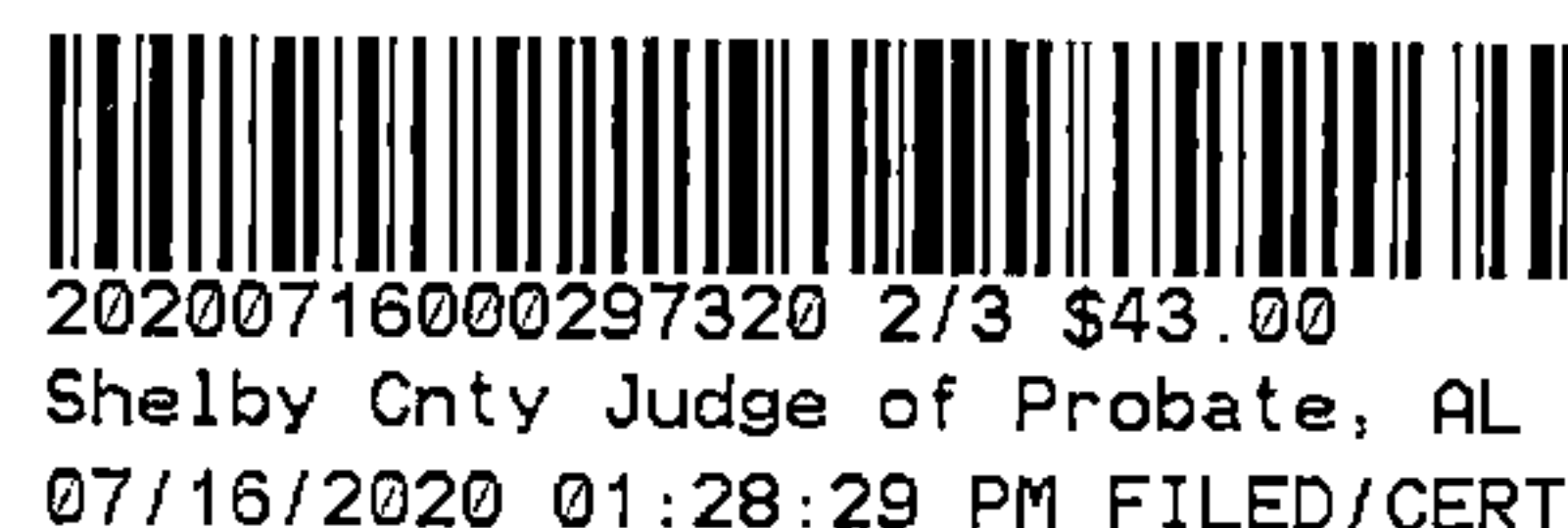
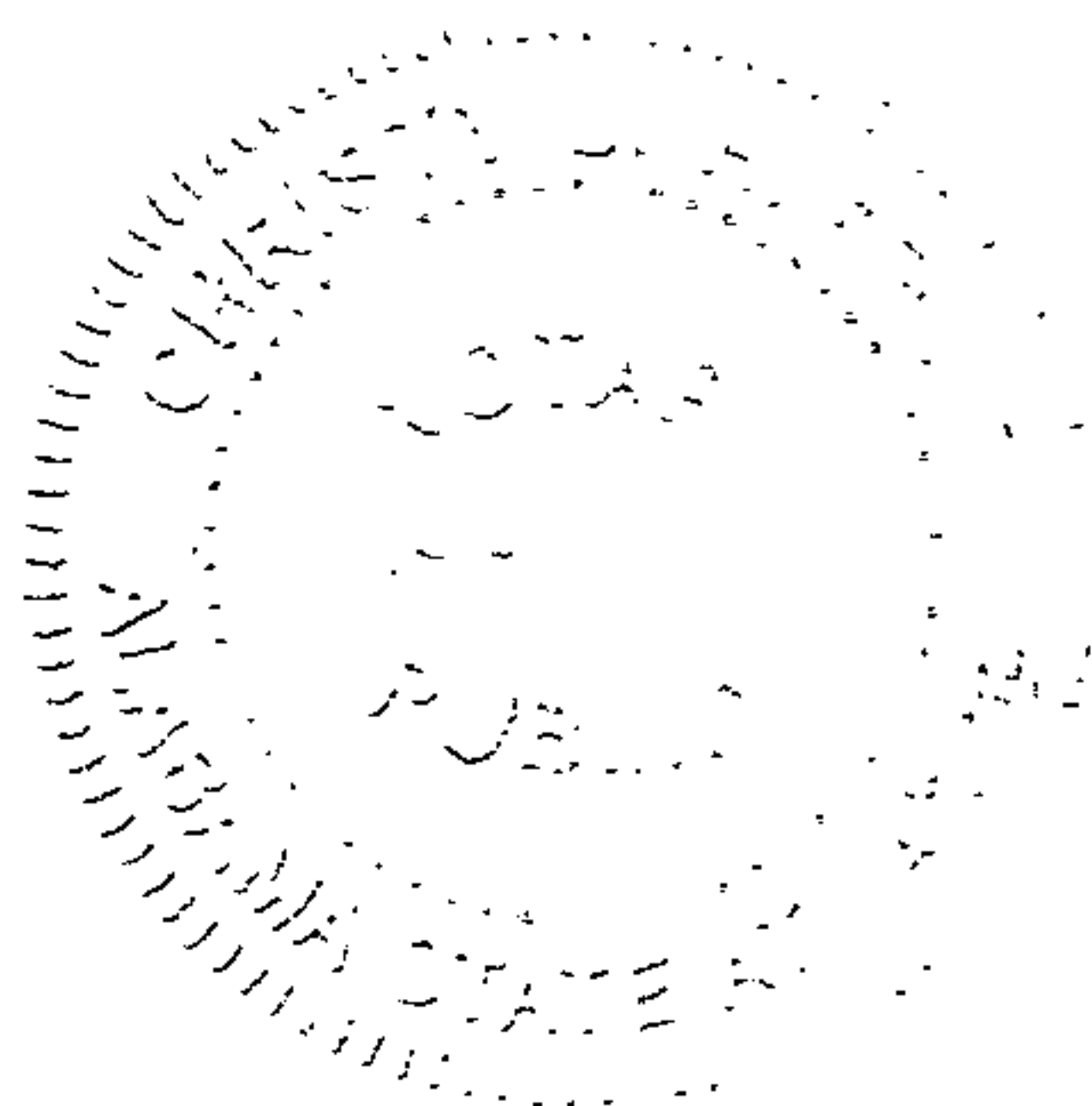
In witness whereof I hereunto set my hand and
official seal.


Notary Public
Signature of person taking acknowledgment

Title (and Rank)

My commission expires _____

MY COMMISSION EXPIRES JUNE 27, 2020



Real Estate Sales Validation Form

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

Grantor's Name Vestor Wayne Caurey
Mailing Address 3 Country Club Dr
Calera AL 35040

Grantee's Name Rebecca G Krueger
Mailing Address 1510 Highway 812
Calera AL 35040

Property Address 1121 18th Avenue
Calera, AL 35040

Date of Sale 12.13.2016

Total Purchase Price \$ 15,000.00

or

Actual Value

\$

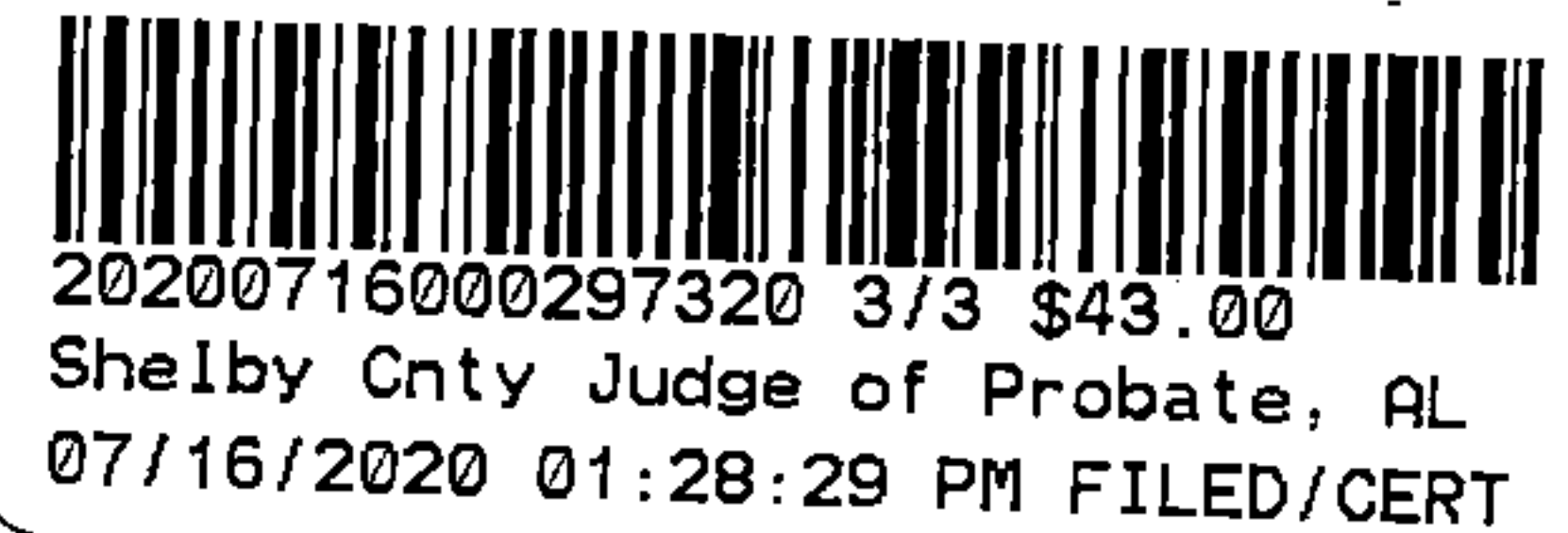
or

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 7.16.2020

Print Rebecca G. Krueger

Sign Rebecca G. Krueger
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Shelby County, AL 07/16/2020
State of Alabama
Deed Tax: \$15.00

Form RT-1