

SEND TAX NOTICE TO:
TERRY D. LINHOLM
949 Highway 71
Shelby, AL 35143

THIS INSTRUMENT WAS
PREPARED BY MORRISON &
SPANN, LLC
P. O. BOX 278
COLUMBIANA, ALABAMA 35051


20201007000455320 1/3 \$78.00
Shelby Cnty Judge of Probate, AL
10/07/2020 11:53:05 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 10/07/2020
State of Alabama
Deed Tax: \$50.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, I, **TERRY D. LINHOLM**, a widowed man (herein referred to as grantor) do grant, bargain, sell and convey unto **TERRY D. LINHOLM and SHERRY T. TUTOR** (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East; thence run North on the West line of said 1/4 1/4 Section a distance of 1318.97 feet; thence turn an angle of 88 deg. 58' to the right and run a distance of 235.00 feet; thence turn an angle of 91 deg. 02' to the right and run a distance of 225.67 feet to the point of beginning; thence continue in the same direction and run a distance of 511.68 feet to a point on the North right-of-way line of Shelby County Highway #71; thence turn an angle of 81 deg. 15' 31" to the left and run along said Highway right-of-way line a distance of 143.33 feet; thence turn an angle of 85 deg. 34' 29" to the left and run a distance of 562.85 feet; thence turn an angle of 106 deg. 16' to the left and run a distance of 270.34 feet to the point of beginning.

Subject to an easement for a driveway, 20.00 feet in width along the West line of property.

Situated in the SE1/4 of the SW1/4 of Section 14, Township 15 East, Shelby County, Alabama, and containing 2.50 acres.

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD unto the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 7th day of OCTOBER, 2020.



TERRY D. LINHOLM (SEAL)

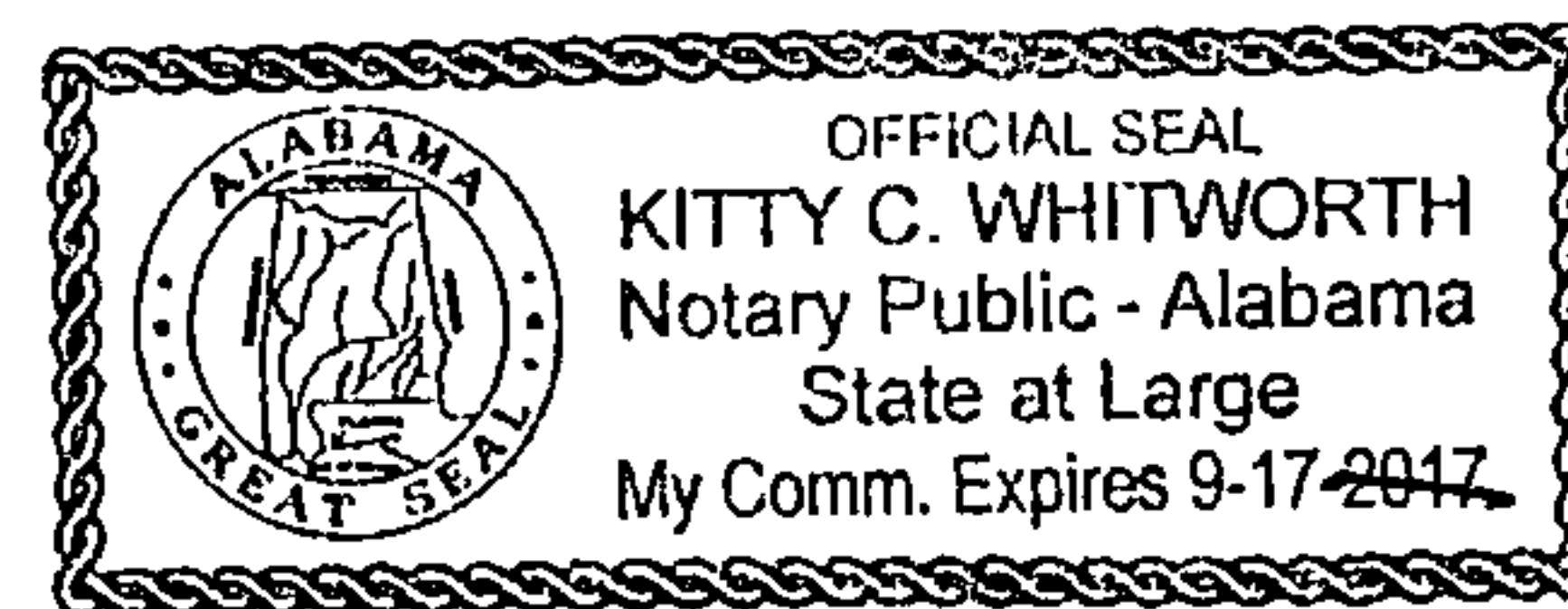
STATE OF ALABAMA)
SHELBY COUNTY)

20201007000455320 2/3 \$78.00
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **TERRY D. LINHOLM** 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 7th day of OCTOBER, 2020.

Kitty C. Whitworth (SEAL)
Notary Public



2021

Real Estate Sales Validation Form

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

Grantor's Name Terry D. Linholm
Mailing Address 949 Hwy 71
Shelby, AL 35143

Grantee's Name Sherry T Tutor
Mailing Address 947 Hwy 71
Shelby, AL 35143

Property Address 949 Hwy 71
Shelby, AL 35143



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Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 99,220 / 49,610 1/2

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 Appraisal
 Sales Contract Other
 Closing Statement

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 Sherry Tutor

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one