

20201014000467500
10/14/2020 01:36:37 PM
DEEDS 1/4

This instrument was prepared by:
Fish Nelson & Holden, LLC
400 Century Park S #224
Birmingham, AL 35226

Send tax notice to:
David & Tina Saxon
406 Hwy 69
Chelsea, AL 35043

State of Alabama
County of Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Thomas G. Howard and Susan S. Howard**, a married husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David Lee Saxon and Tina O. Saxon, married husband and wife** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

406 Highway 69, Chelsea, AL 35043

See Exhibit A for Legal Description

Subject to taxes for the year and subsequent years; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record. [This document has been prepared by information provided by the Grantor and without the benefit of a title commitment or title search.]

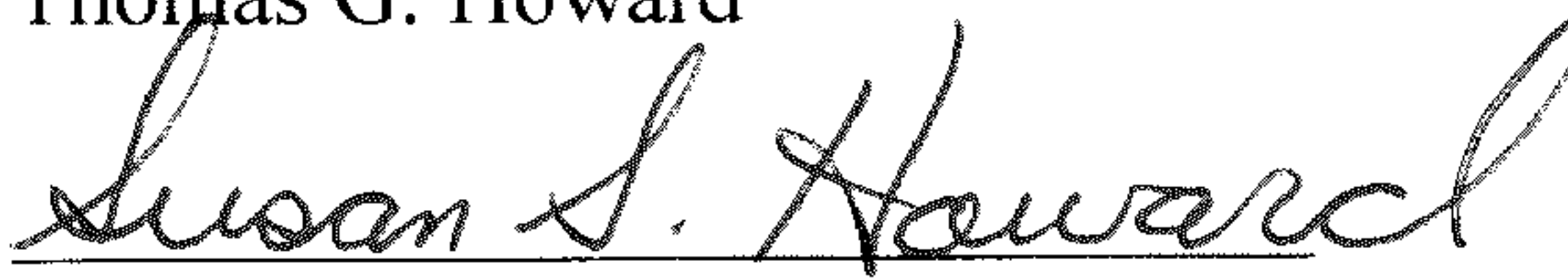
Be it known that \$213,600.00 of the purchase price recited above was paid from a mortgage loan closes simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of October, 2020.


Thomas G. Howard


Susan S. Howard

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Thomas G. Howard and Susan S. Howard 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of October, 2020.

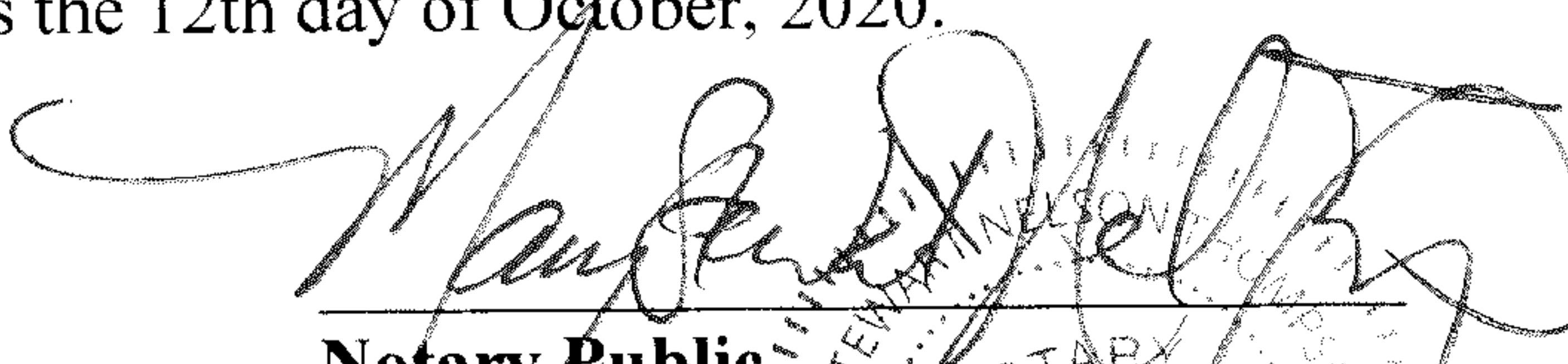
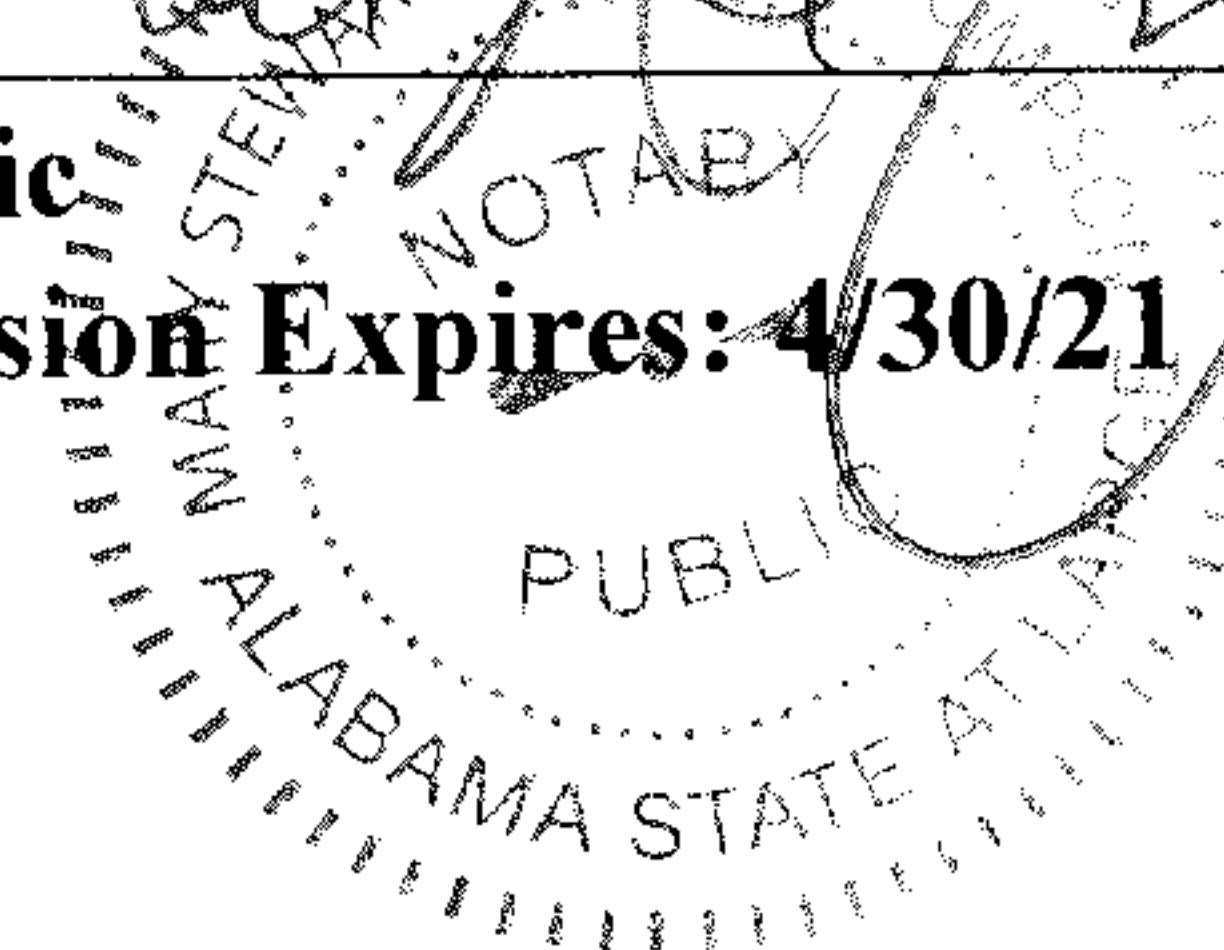

Notary Public
My Commission Expires: 4/30/21


EXHIBIT A

Legal Description of the Property

STATE OF ALABAMA
COUNTY OF SHELBY

Part of the NW 1/4 of SW 1/4 of Section 8, Township 20 South, Range 1 West, and more particularly described as follows:

Commence at the Northwest corner of said NW 1/4 of SW 1/4 of Section 8, and run South along the West line of said 1/4-1/4 Section a distance of 492.10 feet to a point on the South line of a 60-foot right of way for a road; said point being the point of beginning; thence continue along said course a distance of 188.51 feet; thence turn an angle to left of 127 deg. 13' and run a distance of 585.96 feet to the West right of way of a County Road; thence turn an angle to the left of 69 deg. 08 minutes and run along said West right of way of County Road for a distance of 133.74 feet to the South line of a 60-foot right of way for a road; thence turn an angle to the left of 100 deg. 42 minutes and run a distance of 103.09 feet along said South line of a 60-foot right of way of a road; thence turn an angle to the left of 10 deg. 10 minutes and continue along the South line of a 60-foot right of way for a road a distance of 427.10 feet to point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name

Thomas + Sue Howard

Mailing Address

4960 Sussex Rd
Birmingham AL 35242

Grantee's Name

Dana + Tina Saxon

Mailing Address

406 Hwy 69
Chelsea AL 35043

Property Address

406 Hwy 69
Chelsea, AL 35043

Date of Sale

10-12-20

Total Purchase Price

\$270,000.00

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☐ 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 10-12-20Print Mary Stewart Nelson ThompsonSign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allie S. Bayl

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
(verified by)
Shelby County, AL
10/14/2020 01:36:37 PM
\$87.50 JESSICA
20201014000467500