



20201103000496940 1/3 \$73.00
Shelby Cnty Judge of Probate, AL
11/03/2020 10:53:41 AM FILED/CERT

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Larry Wilbert

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY FIVE THOUSAND AND NO/00 (\$45,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **PAUL LUTZ, a married man, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Larry Wilbert and wife, Janice Wilbert, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith. *NOTED MORTGAGE RECORDED*

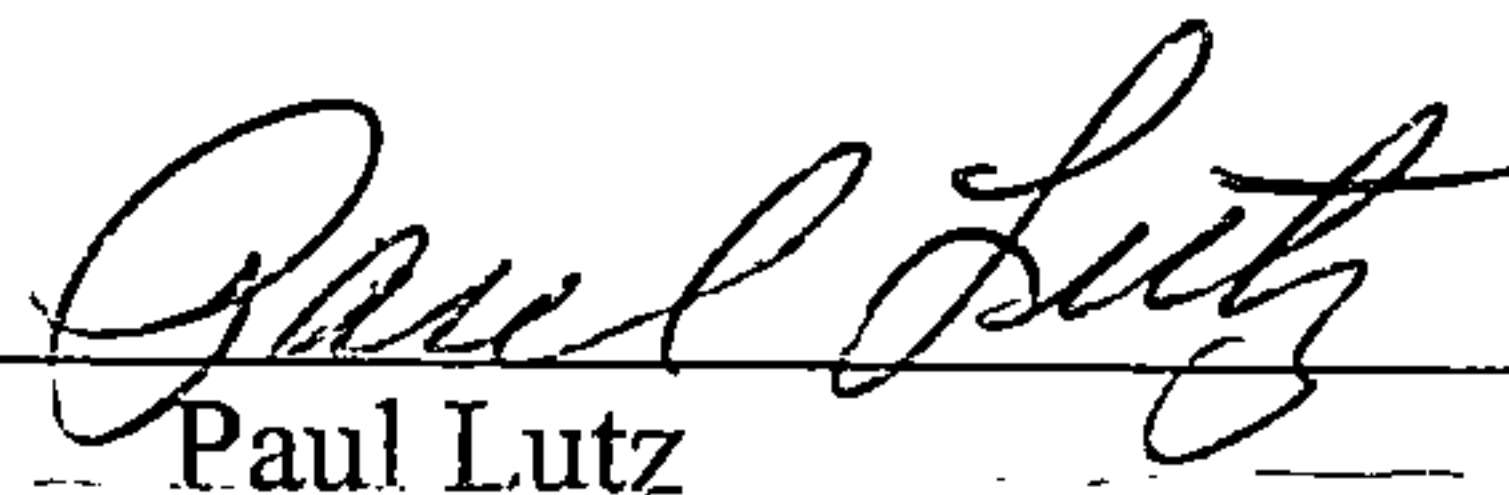
*J. W.
11-3-20*

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS 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.

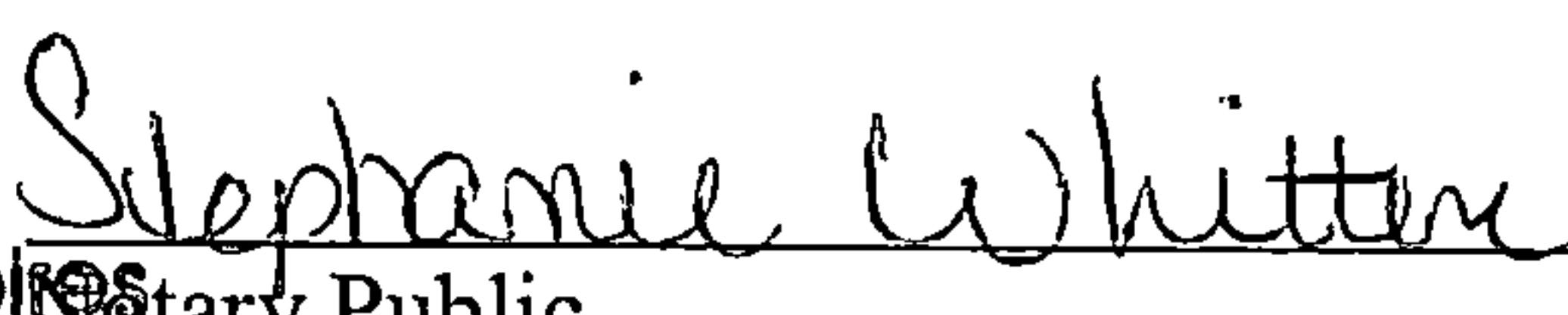
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11 day of September, 2006.


Paul Lutz

STATE OF ALABAMA)
SHELBY COUNTY)

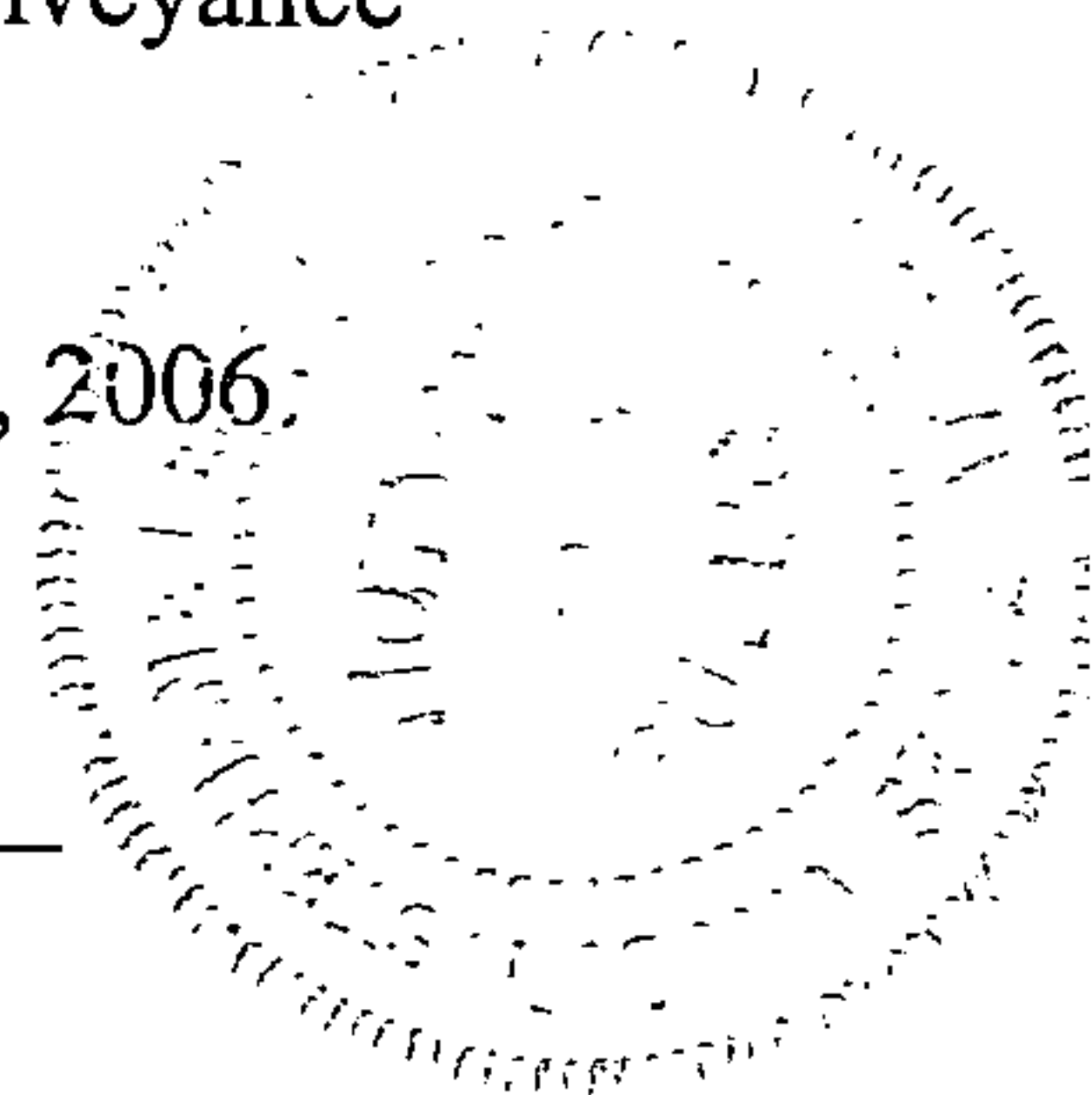
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Paul Lutz, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of September, 2006.


Stephanie Whitten

My Commission Expires
Notary Public

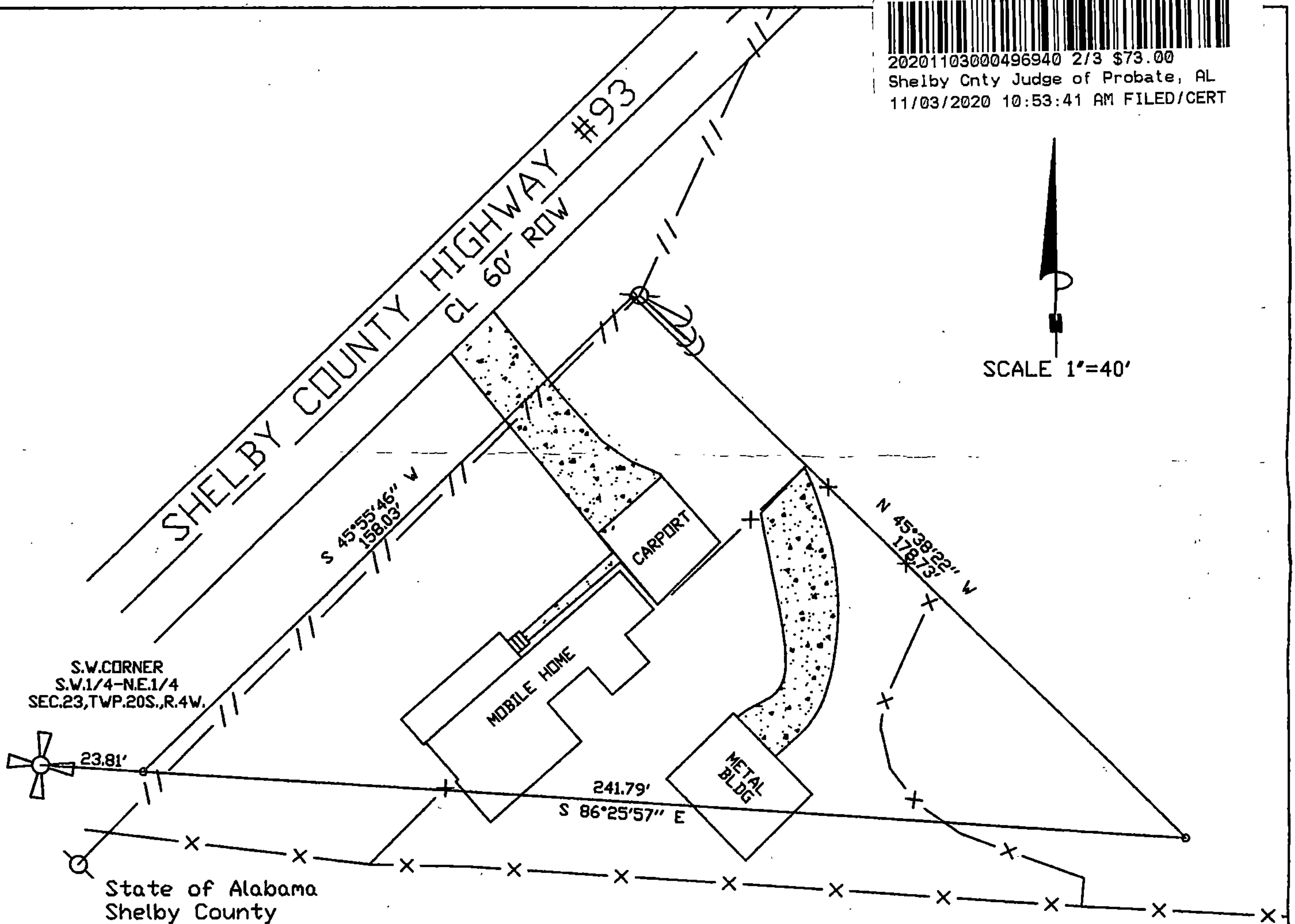
My commission expires: September 13, 2009





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SCALE 1"=40'



I, Randy W. Richardson, a registered land surveyor, do hereby state that the foregoing is a true and correct map or plat of my survey of a part of the Southwest quarter of the Northeast quarter of Section 23, Township 20 South, Range 4 West, being more particularly described as follows;

Commencing at the Southwest corner of the Southwest quarter of the Northeast quarter of said Section 23; thence S 86 degrees 25 minutes 57 seconds E along the South line of said quarter-quarter section a distance of 23.81' to the Point of Beginning; thence S 86 degrees 25 minutes 57 seconds E a distance of 241.79'; thence N 45 degrees 38 minutes 22 seconds W a distance of 178.73' to the Southeasterly right of way of Shelby County Highway #93; thence S 45 degrees 55 minutes 46 seconds W along said right of way a distance of 158.03' to the Point of Beginning. Containing 14116.64 square feet or 0.3241 acres more or less.

I further state that the residence now erected on said property is within the lines of same and that there are no right of ways, easements or encroachments over or across said property visible to me or known to exist, except as shown my survey.

I hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for surveying in the State of Alabama to the best of my knowledge, information and belief.

This is to state that I have consulted the Federal Insurance Flood Hazard maps and found that the above described property does not lie in a special flood prone area.



Randy W. Richardson
RANDY W. RICHARDSON REG. NO. 15153
R & R SURVEYING AND ENGINEERING CO., INC.
3503 BENT RIVER ROAD
BIRMINGHAM ALABAMA 35216
PHONE (205) 402-2486
FAX (205) 402-2487



Real Estate Sales Validation Form

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

Grantor's Name PAUL Lutz
Mailing Address HWY 93
Helena AL
35080

Grantee's Name LARRY & JAMIE WILBERT
Mailing Address 1640 HWY 93
Helena AL 35080

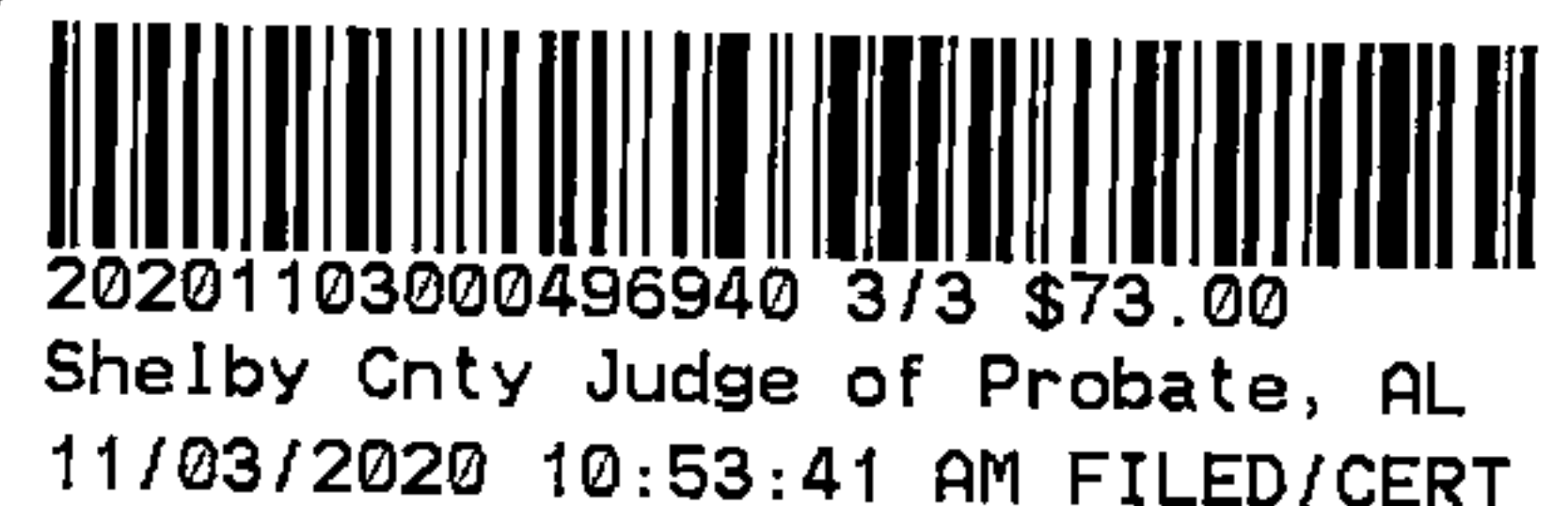
Property Address 1640 HWY 93
Helena AL
35080

Date of Sale _____
Total Purchase Price \$ 45,000
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 11-3-20

Print _____

Unattested

(verified by)

Sign

Jamie T. Wilbert

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Shelby County, AL 11/03/2020
State of Alabama
Deed Tax: \$45.00