

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Five Thousand and No/100 Dollars (\$5,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **James D. Storms and Gloria Steen Storms, a married couple** (herein referred to as grantor), grant, bargain, sell and convey unto **Martina Avalos and Santiago Avalos**, (herein referred to as grantees), for and during their joint lives, and upon death of any of them, then to the survivor(s) 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:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

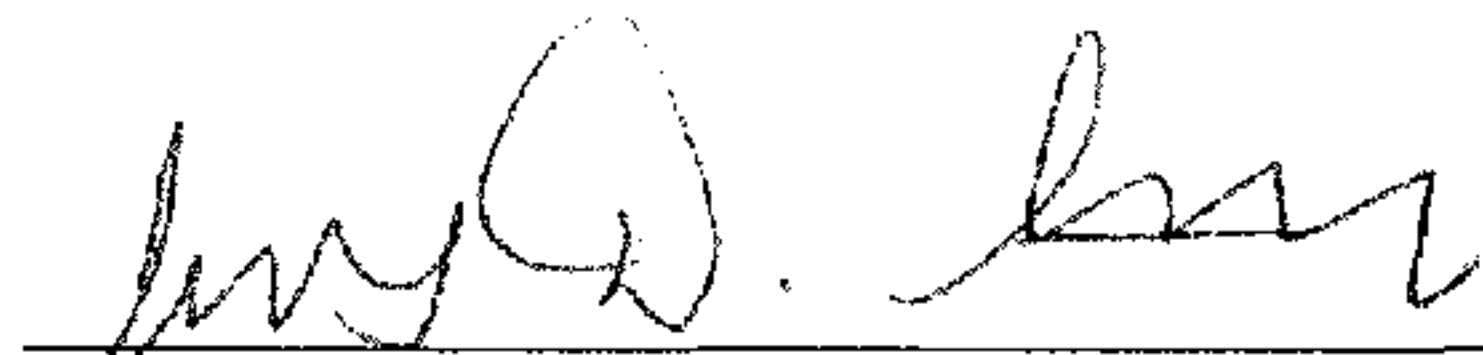
For ad valorem tax purposes only, the address for the above described property is 199 Dogwood Lane, Vincent, AL 35178.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

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

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 1<sup>st</sup> day of October, 2020.

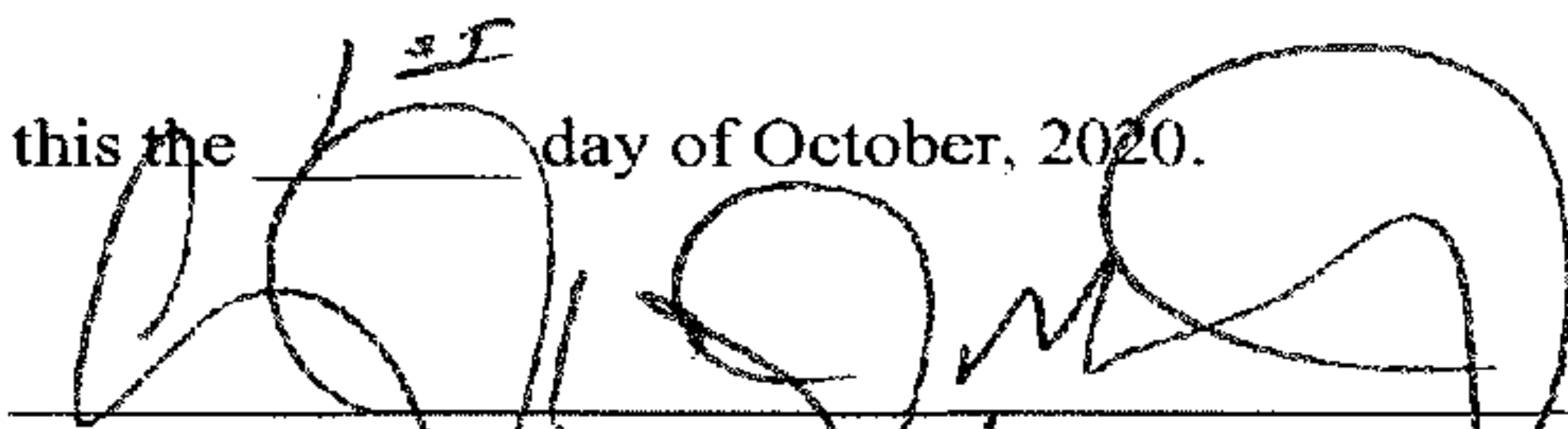
  
James D. Storms

  
Gloria Steen Storms

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

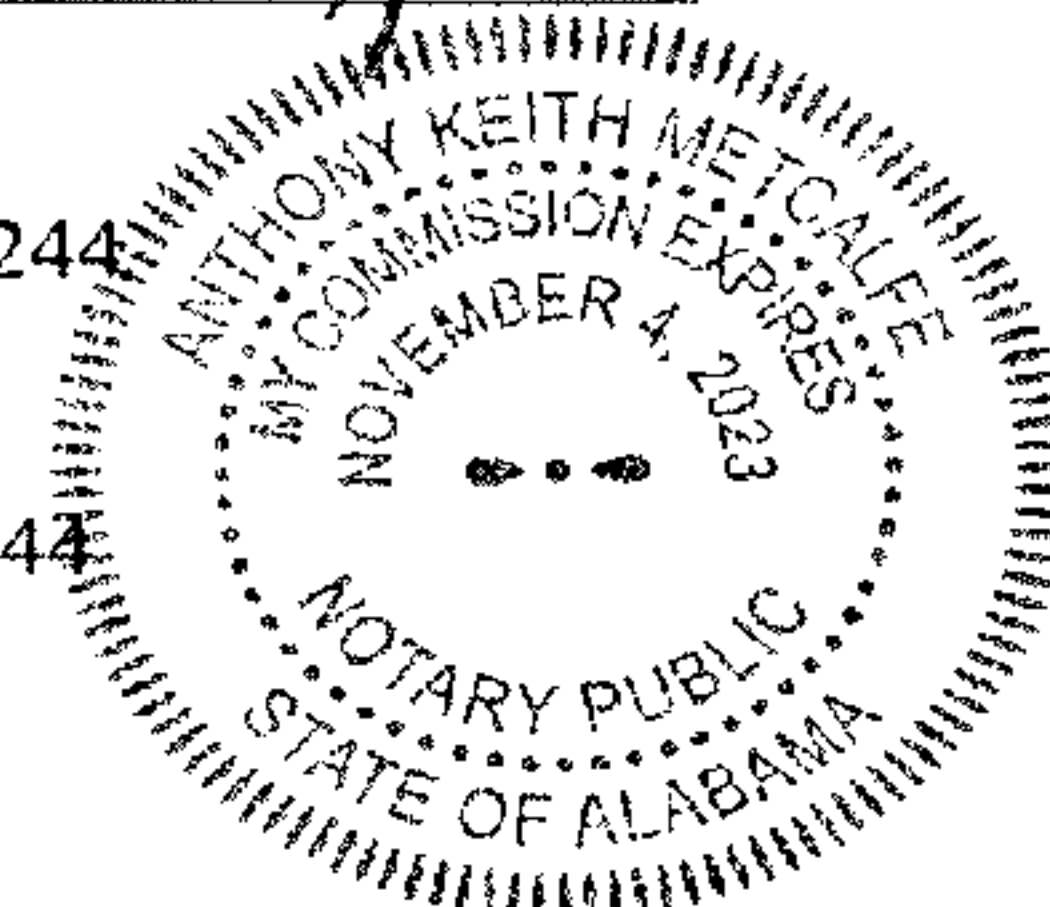
I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **James D. Storms and Gloria Steen Storms**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1<sup>st</sup> day of October, 2020.

  
NOTARY PUBLIC  
My Commission Expires: Nov. 4, 2023

THIS INSTRUMENT PREPARED BY:  
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:  
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244





**EXHIBIT A**

Parcel 1: From the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 3, Township 19 South, Range 2 East, run Westwardly along the North line of said quarter-quarter a distance of 422.79 feet; thence left 90 degrees 20 minutes a distance of 246.06 feet to the point of beginning; thence continue in a straight line a distance of 280.12 feet; thence right 90 degrees 20 minutes a distance of 160.18 feet; thence right 69 degrees 51 minutes a distance of 158.93 feet to a point on the South right of way line of a 90 foot road; thence right 49 degrees 28 minutes along the North right of way line of said road a distance of 70.01 feet; thence left 19 degrees 10 minutes along the North right of way line of said road a distance of 113.80 feet; thence right 49 degrees 41 minutes along the north right of way line of said road a distance of 27.40 feet to the point of beginning of herein described.

ALSO: Parcel 2: From the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 3, Township 19 South, Range 2 East, run Westwardly along the North line of said quarter-quarter a distance of 422.79 feet; thence left 90 degrees 20 minutes a distance of 526.18 feet; thence right 90 degrees 20 minutes a distance of 160.18 feet to the point of beginning; thence continue in a straight line a distance of 170.00 feet; thence 90 degrees 07 minutes along the East right of way line of a 40 foot road a distance of 252.44 feet; thence right 119 degrees 03 minutes along the South right of way line of a 40 foot road a distance of 193.60 feet; thence right 60 degrees 91 minutes a distance of 158.49 feet to the point of beginning of therein described.





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/09/2020 02:02:32 PM  
\$33.00 CHARITY  
20201109000512200

20201109000512200 11/09/2020 02:02:32 PM DEEDS 3/3

*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 James D Storms & Gloria Steen Storms  
Mailing Address 323 Ivy Hills Circle  
Calera, AL 35040

Grantee's Name Martina Avalos & Santiago Avalos  
Mailing Address 165 Dogwood Lane  
Vincent, AL 35178

Property Address 199 Dogwood Lane  
Vincent, AL 35178

Date of Sale 10/01/2020  
Total Purchase Price \$ 5,000.00  
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 \_\_\_\_\_

Print Leanne G Ward

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1