

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
120 McClinton Drive
Vincennes, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY SIX THOUSAND DOLLARS AND NO CENTS (\$76,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Janice Jacobs and husband, Roger P. Jacobs** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **Robert B. Salser and Cynthia B. Salser** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record

Grantors reserve a Life Estate in and to the property described herein.

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 11th day of May, 2021.

Janice Jacobs
Janice Jacobs

Roger P. Jacobs
Roger P. Jacobs

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Janice Jacobs and Roger P. Jacobs**, 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 11th day of May, 2021.

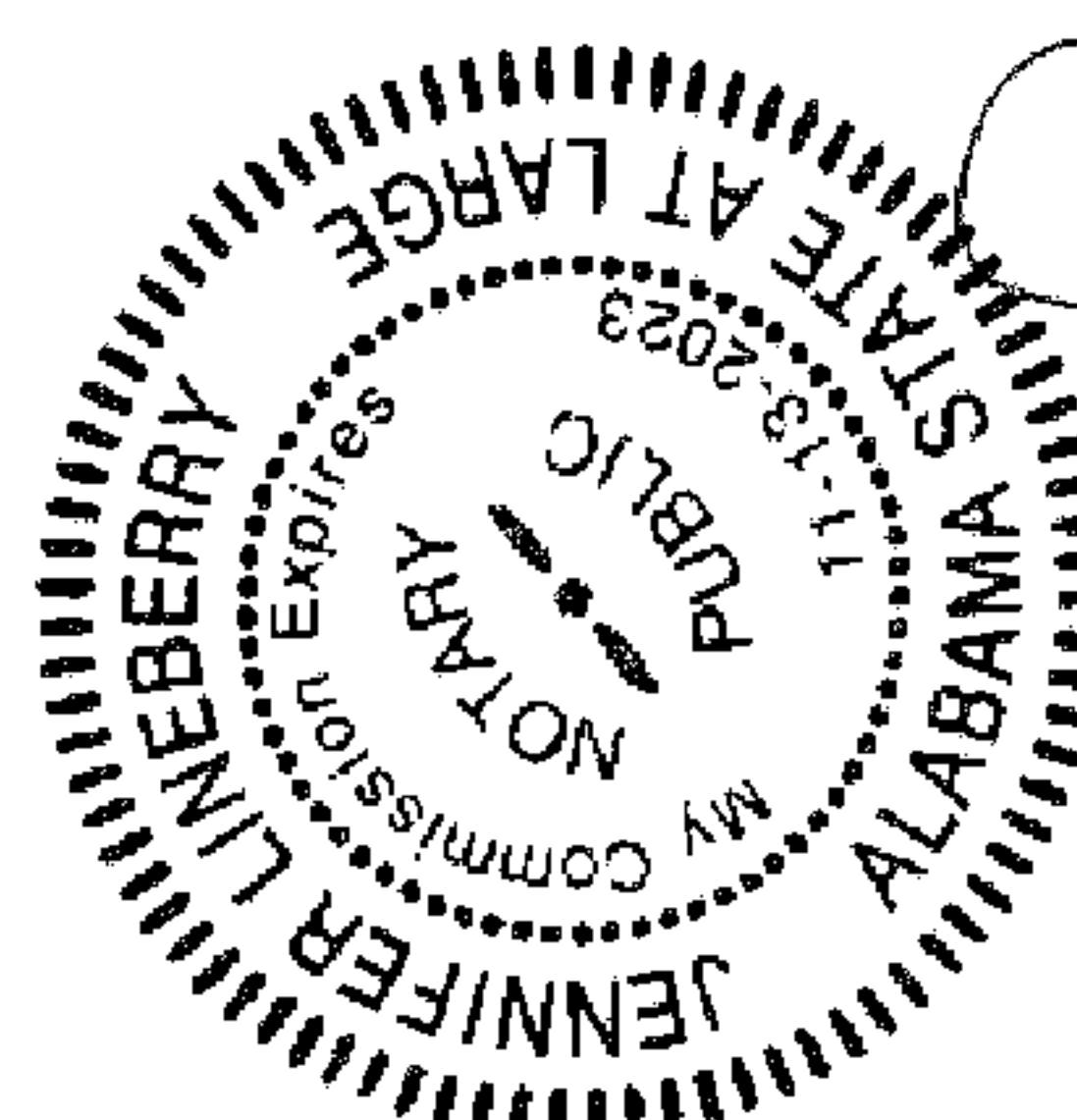
 Jennifer Lineberry
Notary Public
My Commission Expires: 11-13-2023

EXHIBIT A – LEGAL DESCRIPTION

The West ½ of the Northeast ¼ of the Northwest ¼ and the Southeast ¼ of the Northwest ¼ and the Northeast ¼ of the Southwest ¼; all in Section 17, Township 19, Range 2 East, situated in Shelby County, Alabama.

LESS AND EXCEPT approximately 53 ½ acres previously to Jack Blankenship; LESS AND EXCEPT approximately 20 acres previously conveyed to Robert Howard; LESS AND EXCEPT approximately one acre previously conveyed to grantee(s); LESS AND EXCEPT approximately 7.63 acres conveyed to Robert B. and Cynthia B. Salser as described and recorded in Instrument #20060922000471390, Shelby County, Alabama, Judge of Probate.

ALSO easement of record as described in Instrument #20061010000500800 and Instrument #20061010000500810, Shelby County, Alabama, Judge of Probate.

Conveyance also includes the following real property:

1 acre more or less, out of the East side of the SE ¼ of the NW ¼ Section 17, Township 19, Range 2 East, more particularly described as follows: Go North 300 feet from the Southeast corner of the SE ¼ of the NW ¼ Section 17, Range 2 East, along the East boundary line to a point of beginning. Thence West 208 feet; thence North 208 feet; thence East 208 feet; thence South 208 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 Janice Jacobs
 Mailing Address 3488 Hwy 83
Vincent, AL
35178

Grantee's Name Robert B. Salsar
 Mailing Address 120 McClinton Dr
Vincent, AL 35178

Property Address 120 McClinton Dr
Vincent AL
35178

Date of Sale May 11, 2021
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 74,000.00

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 1/2 tax value with grantor
reserving a life estate

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 Janice Jacobs

 Unattested

Sign Janice Jacobs
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/11/2021 11:49:28 AM
 S104.00 CHERRY
 20210511000233660

Allen S. Byrd

Form RT-1