



20210524000254530 1/3 \$63.00  
 Shelby Cnty Judge of Probate, AL  
 05/24/2021 04:31:22 PM FILED/CERT

SEND TAX NOTICE TO:

(Name) Vernon O. Gray, Jr.

(Address) Rebecca Gray

570 Hwy 63  
Calera, AL 35040

This instrument was prepared by

(Name) Rebecca Gray

(Address) 570 Hwy 63 Calera, AL 35040

Form 1-J-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten dollars : no DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Vernon O. Gray, Jr.

(herein referred to as grantors) do grant, bargain, sell and convey unto

Vernon O. Gray, Jr. & Rebecca Gray

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See attached

Parcel: 28 5 21 3 002 013 000

Reference deed: 20190412000119830

Shelby County, AL 05/24/2021  
 State of Alabama  
 Deed Tax: \$35.00

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, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this May day of 24 19 21.

WITNESS:

Rebecca (Seal)

Rebecca Molly Gray (Seal)

FRANKLIN REESE TOOLE (Seal)

FRANKLIN REESE TOOLE  
 NOTARY PUBLIC  
 STATE OF ALABAMA  
 COMM. EXP. 09-05-2021 (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Franklin Reese Toole, a Notary Public in and for said County, in said State,

hereby certify that Rebecca Molly Gray whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 24th day of May 2021 A. D.

Franklin Reese Toole

Notary Public.

**EXHIBIT A**

Lot 3, Block 274, according to Dunstan's Map and Survey of the Town of Calera, Alabama. Situated in Shelby County, Alabama.  
LESS AND EXCEPT:

A part of Lot 3, Block 274, according to the Survey of J.H. Dunstan's Map of Calera, as shown by map recorded in the Probate Office of Shelby County, Alabama, lying in the NE ¼ of the SW ¼ of Section 21, Township 22 South, Range 2 West, and being more fully described as follows: Commencing at the SW corner of said Lot 3; thence Northerly along the West line of said lot, a distance of 145 feet, more or less, to a point that is 50 feet Southerly of and at right angles to the centerline of Project No. S-44-10 and the point of beginning of the property herein to be conveyed; thence continuing Northerly along said West line, a distance of 5 feet, more or less, to the present South right of way of said Alabama Highway No. 25, the North line of said lot; thence Easterly along said North line a distance of 95 feet, more or less, to the East property line; thence Southerly along said East property line, a distance of 5 feet, more or less, to a point that is 50 feet Southerly of and at right angles to the centerline of said project; thence North 88 degrees 09 minutes 48 seconds West, parallel with the centerline of said project, a distance of 95 feet, more or less, to the point of beginning.



20210524000254530 2/3 \$63.00  
Shelby Cnty Judge of Probate, AL  
05/24/2021 04:31:22 PM FILED/CERT



20190412000119830 2/3 \$91.50  
Shelby Cnty Judge of Probate AL  
04/12/2019 11:00:46 AM FILED/CERT



Shelby Cnty Judge of Probate AL  
06/24/2021 04:31:22 PM FILED/CERT

### Real Estate Sales Validation Form

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

Grantor's Name Vernon O. Gray, Jr.  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Vernon O. Gray, Jr.  
Mailing Address Rebecca Gray  
570 Hwy 63  
Calera AL 35040

Property Address 10426 Hwy 25  
Calera, AL 35040  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 70,440 (1/2) 35,220

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 5-24-21

Print RJ Gray SR, MAC 5-24-21

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

