

20210715000344640
07/15/2021 01:39:59 PM
DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
JOSHUA TYLER LANGLEY and
STEPHANIE CLAYTON LANGLEY

17 HIGHWAY 57
VINCENT, AL 35178

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE HUNDRED THOUSAND and 00/100 (\$500,000.00) to the undersigned Grantors, JOHN PAUL DOUGLAS and WIFE, SUSAN RENA DOUGLAS, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto JOSHUA TYLER LANGLEY and STEPHANIE CLAYTON LANGLEY , (herein referred to as Grantees), for and during their joint lives and upon the death of either of them; then to the survivor 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:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 2 EAST AND THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 2 EAST LYING WEST OF A GRAVEL ROAD RUNNING IN A NORTHERLY DIRECTION, SITUATED IN SHELBY COUNTY, ALABAMA.

Property address: 17 HIGHWAY 57, VINCENT, AL 35178

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their 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, said Grantors have hereunto set their hand and seal this the 14th day of July, 2021.


JOHN PAUL DOUGLAS



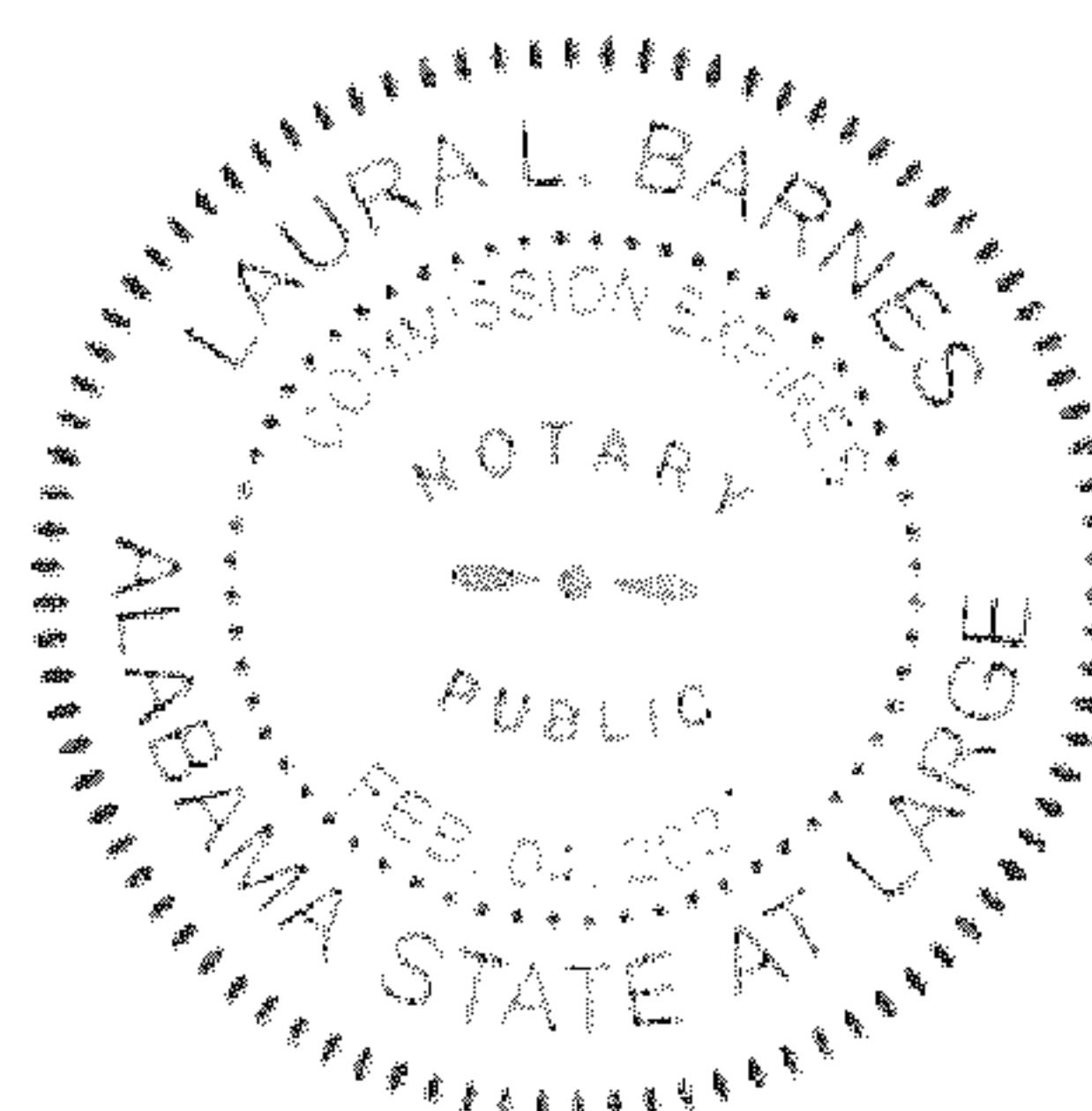
SUSAN RENA DOUGLAS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOHN PAUL DOUGLAS and SUSAN RENA DOUGLAS, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2021.

A large, stylized, black, dotted signature or seal graphic that loops around the text "NOTARY PUBLIC". The graphic is composed of a series of connected, fluid lines with a dotted or pixelated texture. It starts with a vertical line on the left, followed by a large loop that encompasses the word "NOTARY", then a smaller loop for "PUBLIC", and finally a flourish on the right. A thin horizontal line intersects the bottom of the loops.



Real Estate Sales Validation Form

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

Grantor's Name: JOHN PAUL DOUGLAS and
SUSAN RENA DOUGLAS Grantee's Name: JOSHUA TYLER LANGLEY
and STEPHANIE CLAYTON
ANGLEY

Mailing Address: 17 HIGHWAY 57 Mailing Address: 17 HIGHWAY 57
VINCENT, AL 35178 VINCENT, AL 35178

Property Address: 17 HIGHWAY 57 Date of Sales July 14th, 2021
VINCENT, AL 35178 Total Purchase Price: (\$500,000.00)

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	Tax Appraisal
Sales Contract	Other Tax Assessment
<input checked="" type="checkbox"/> x	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).

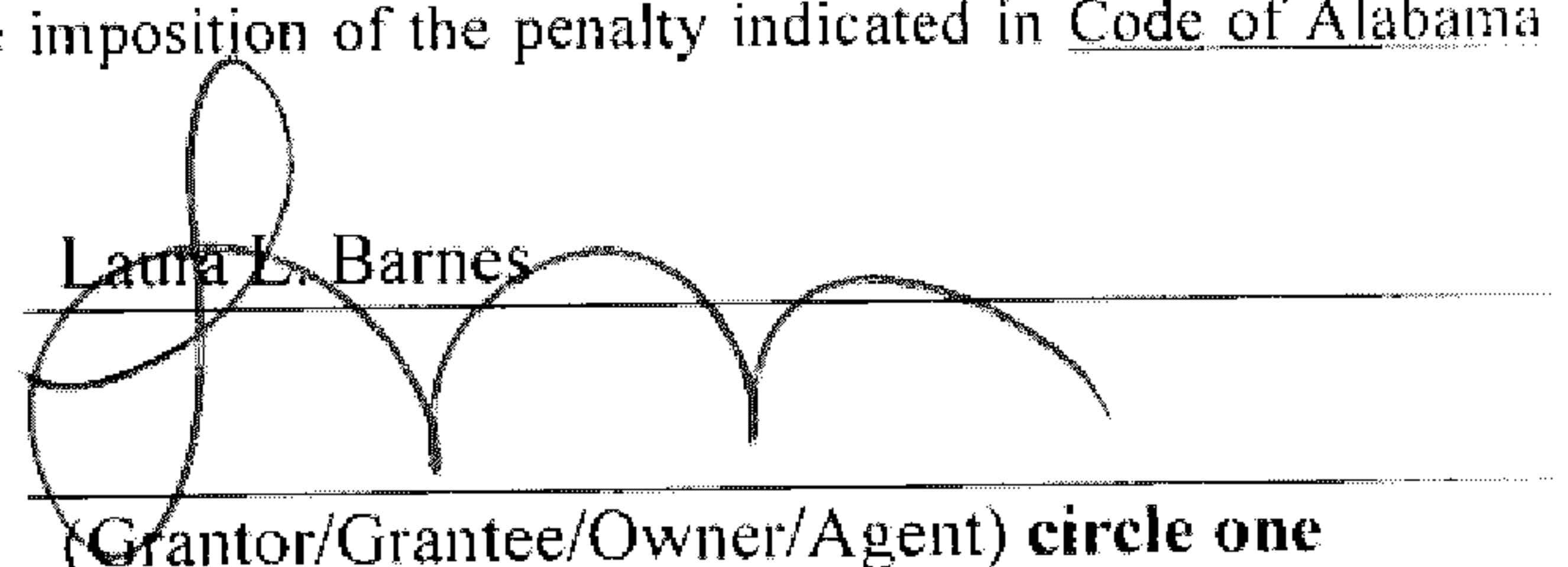
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: July 14th, 2021

Print

Laura E. Barnes

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2021 01:39:59 PM
S528.00 CHERRY
20210715000344640

Allen S. Baylor