

20211014000499670
10/14/2021 08:45:58 AM
DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Send tax notice to:
Mary G. Scott
26166 Hwy 145
Wilsonville, AL 35186

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FOUR HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars (\$479,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Stephen L. Pauley, Jr. and Ann Marie Pauley, Husband and Wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mary G. Scott and Cade J. Jones** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 3, according to the Survey of Beeswax Cove a Minor Subdivision, as recorded in Map Book 24, Page 146, in the Probate Office of Shelby County, Alabama.

Less and except that part sold to State of Alabama for road right of way recorded in Volume 252, Page 400.

Subject to:

1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$455,905.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to 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 grantee 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 grantee, 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 17th day of September, 2021.

Stephen L. Pauley, Jr. (SEAL)
Stephen L. Pauley, Jr.

Ann Marie Pauley (SEAL)
Ann Marie Pauley

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)

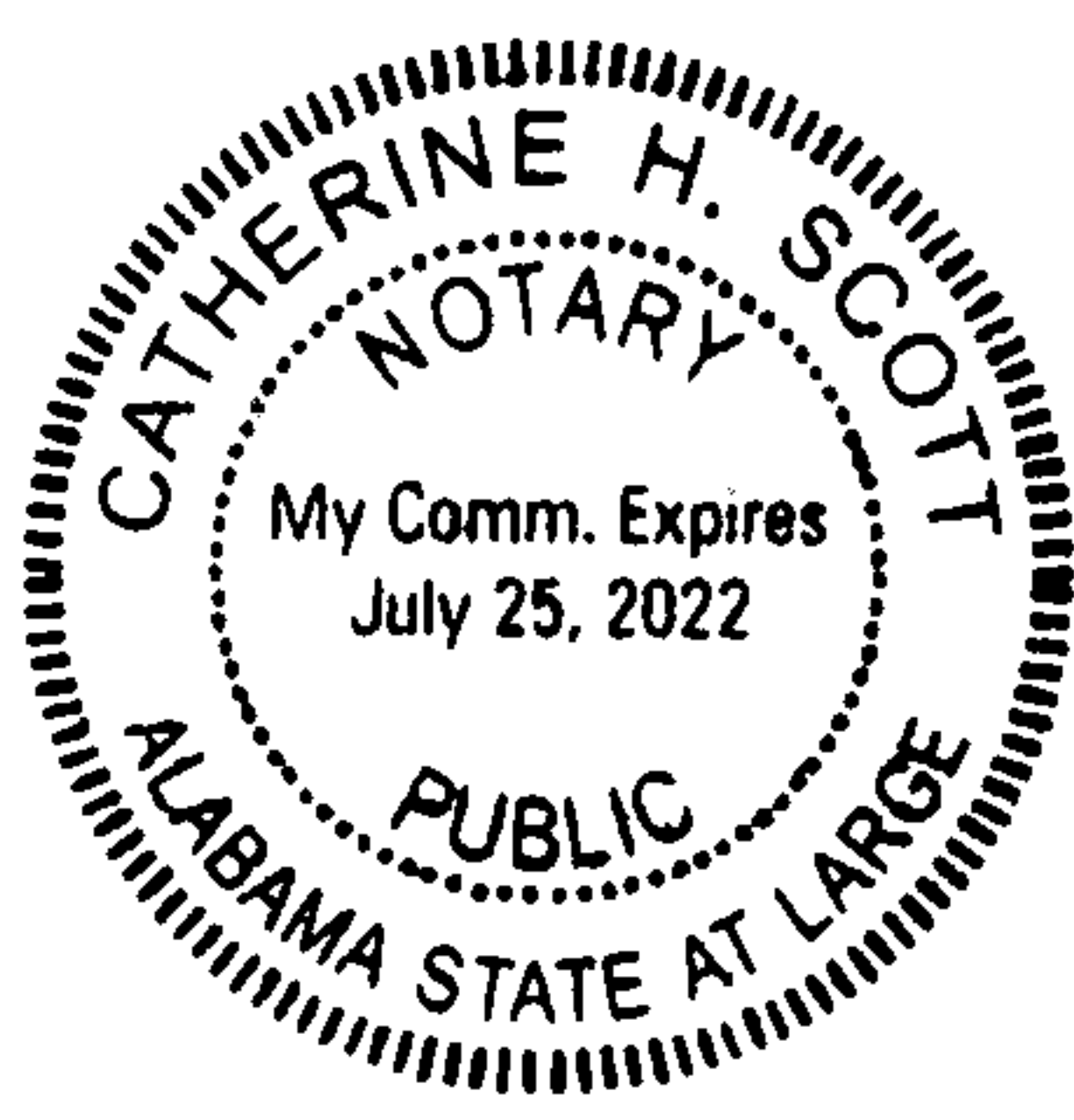
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen L. Pauley, Jr. and Ann Marie Pauley whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, 2021

Catherine H. Scott
NOTARY PUBLIC

My Commission Expires: 7-25-2022



Real Estate Sales Validation Form

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

Grantor's Name	<u>Stephen L. Pauley, Jr. and Ann Marie Pauley</u>	Grantee's Name	<u>Mary G. Scott and Cade J. Jones</u>
Mailing Address	<u>5154 Hwy 39</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>26166 Hwy 145</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>26166 Highway 145</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>September</u> , 2021
		Total Purchase Price	<u>\$479,900.00</u>
		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
 Appraisal
 Sales Contract
 Other:
 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 9-17-2021 Print Philip W. Swartz
 _____ Sign _____
 Unattested (verified by) (Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/14/2021 08:45:58 AM
 \$52.00 CHERRY
 20211014000499670

Alvin S. Boyd