



20211130000570330 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/30/2021 12:49:09 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand Eight Hundred and no/100 DOLLARS (\$40,800.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned James Carlton Stanley, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Beverly Langley and Jason 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:

Lot No. 20, according to R.E. Whaley subdivision of the town of Maylene, Alabama, as shown by map of subdivision on record in Probate Office, Shelby County, Alabama.

All that part of Lot 19 of R.E. Whaley's Map of the town of Maylene, Alabama, not previously conveyed to Ricky R. Roper and Anita Roper by deed recorded In Deed Book 332, Page 191 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, covenants, conditions, rights of way, and encumbrances of record

\$40,800.00 of the consideration stated above was paid by a purchase money note and mortgage executed simultaneously herewith.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is



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lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 30th day of November, 2021.

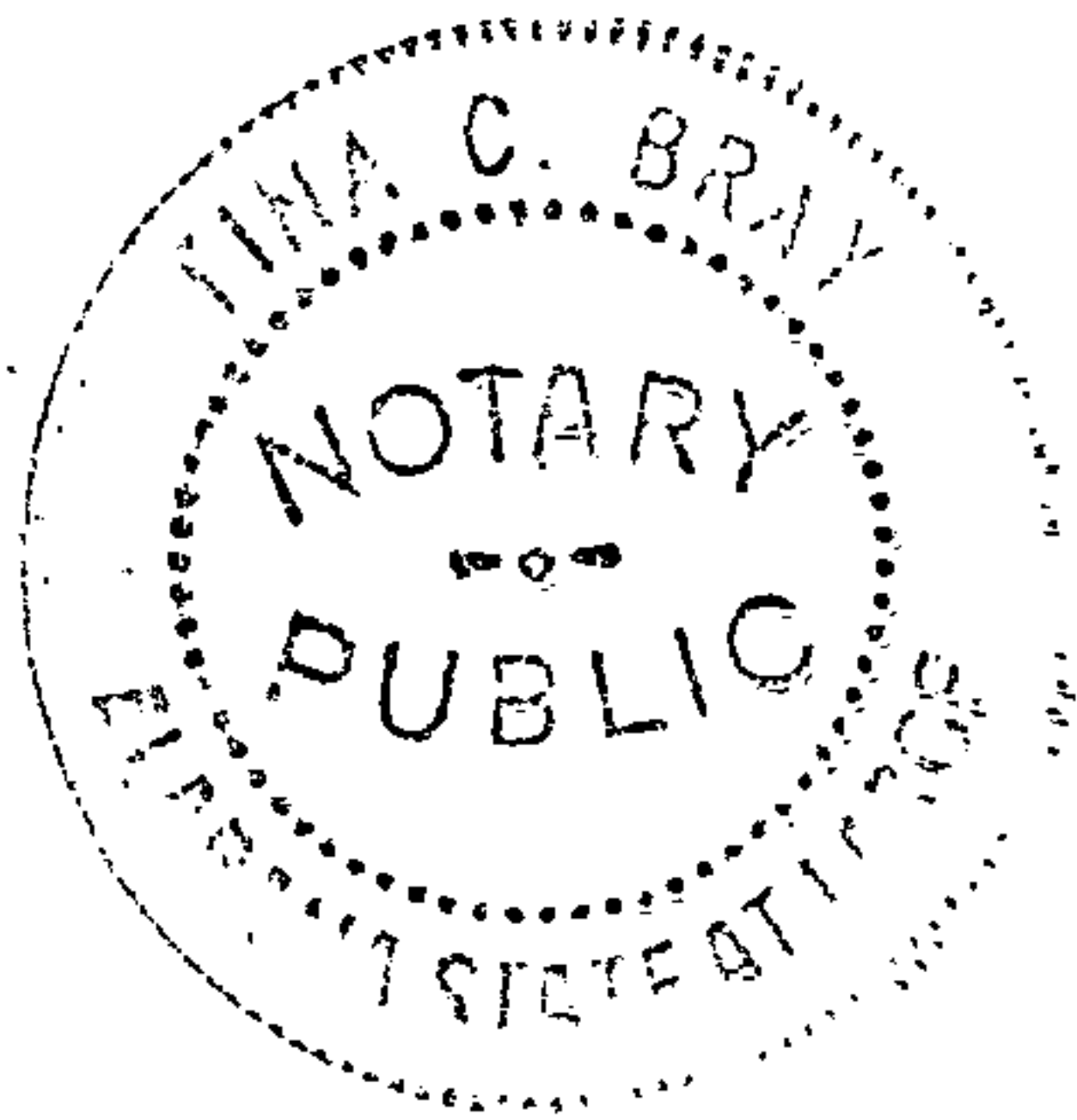

James Carlton Stanley

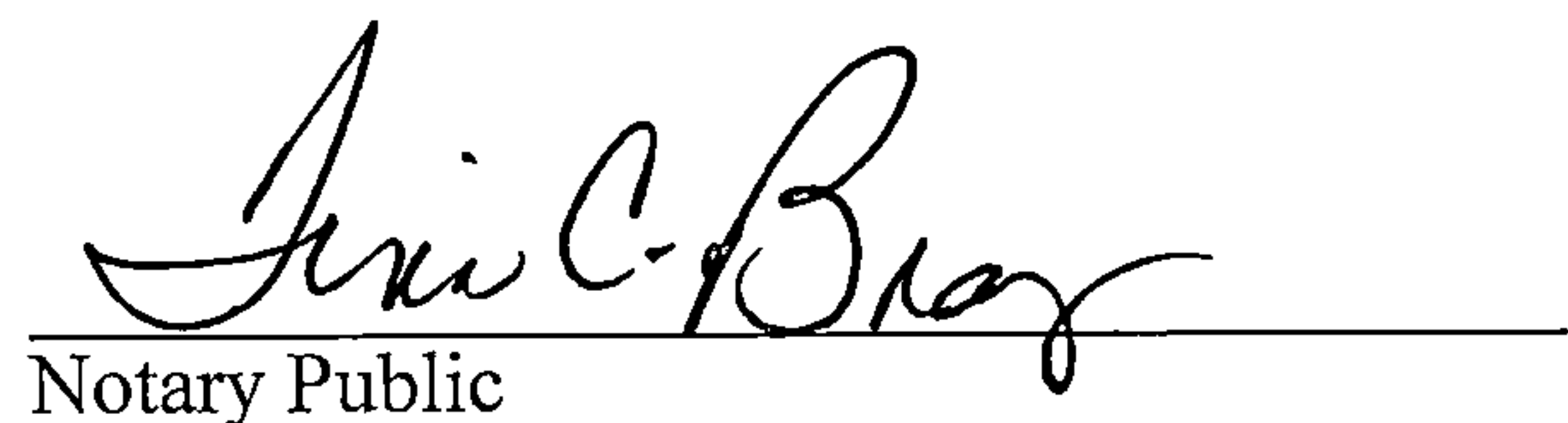
STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Carlton Stanley, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2021.




Notary Public

My commission expires: 8-6-2023

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name James Carlton Stanley
Mailing Address 1904 Regent Road
Prattville, AL 36066

Grantee's Name Beverly & Jason Langley
Mailing Address 10141 Hwy 17
Maylene, AL 35114

Property Address 10144 Hwy 17
Maylene, AL 35114

Date of Sale 11-30-2021
Total Purchase Price \$40,800.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other promissory note
☐ 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 11-30-2021

Print James Carlton Stanley

☐ Unattested
(verified by)

Sign James Carlton Stanley
(Grantor/Grantee/Owner/Agent) circle one