

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

Send Tax Notice to:
Mark Threatt
5515 Hwy 62
Vincent, 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 **FIVE THOUSAND DOLLARS AND NO CENTS (\$5000.00)**, 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 **Arthur Threatt and Altharis Threatt, husband and wife (herein referred to as Grantors)** grant, bargain, sell and convey unto **Mark Threatt and Wanda Threatt (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Commence at the NE corner of the NE ¼ of the NW ¼ of Section 19, Township 19 South, Range 3 East, thence run West along Section Line 495.44'; thence turn left 91°00'12" and run 38.23' to the Point of Beginning; thence continue along last described course 291.90'; thence turn right 90° and run 157.50'; thence turn right 90° and 284.39'; thence turn right 87°15'00" and run 157.68' to the Point of Beginning.

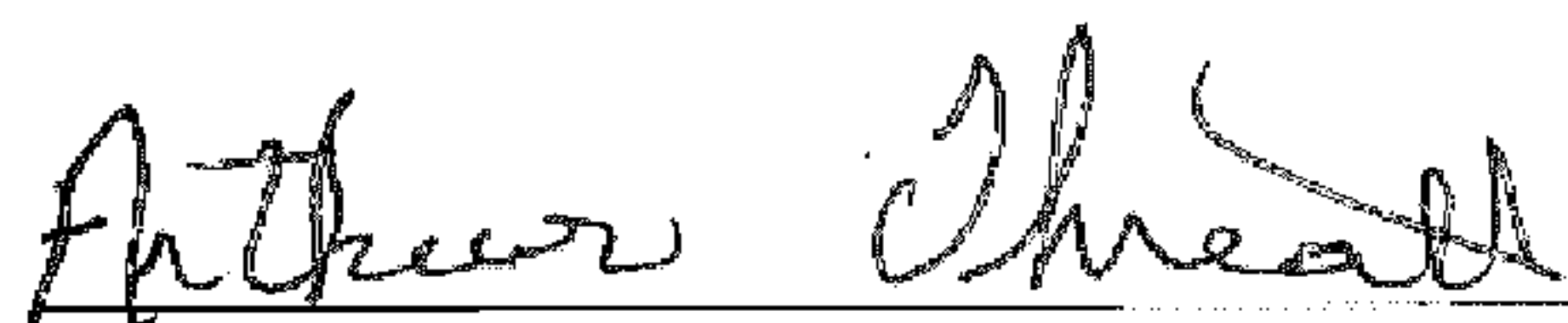
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

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 25th day of October 2022.

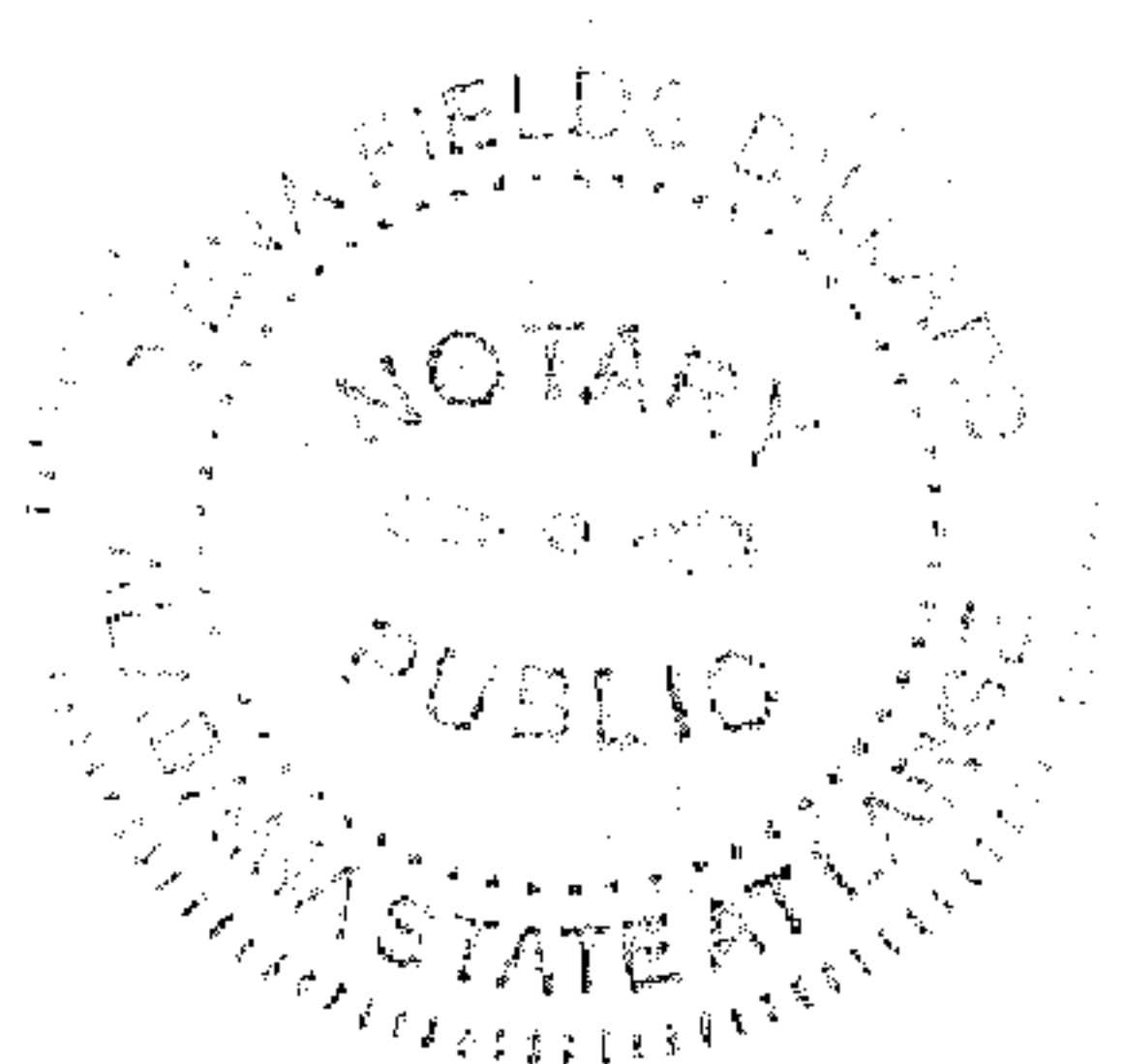

Arthur Threatt

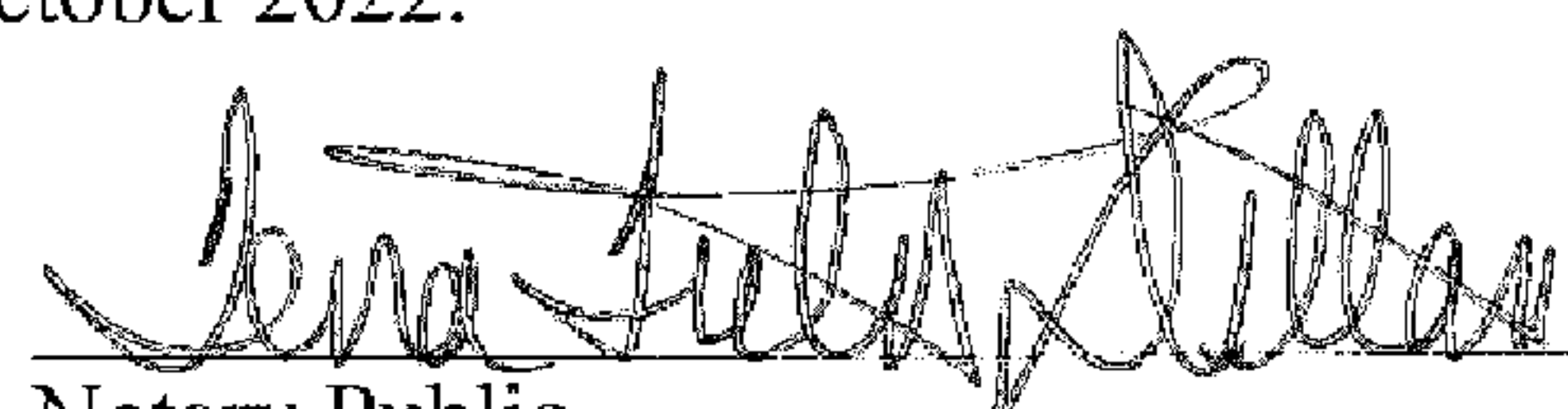

Altharis Threatt

STATE OF Alabama)
COUNTY OF Washington)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Arthur Threatt and Altharis Threatt**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of October 2022.




Notary Public
My Commission Expires:

TENA FIELDS DILLARD
My Commission Expires
JULY 10, 2026

Real Estate Sales Validation Form

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

Grantor's Name Arthur Threatt
 Mailing Address P.O. Box 275
Calvert, AL
36513

Grantee's Name Mark Threatt
 Mailing Address 5515 HWY 60
Vincent, AL 35178

Property Address Vacant

Date of Sale 10-25-22
 Total Purchase Price \$ 5,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ Allen S. Boyd

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/17/2022 08:00:16 AM
 \$30.00 JOANN
 20221117000425210



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 10/24/2022

Print Arthur Threatt

Sign Arthur Threatt
 (Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)