



20230619000181950 1/4 \$45.00
Shelby Cnty Judge of Probate, AL
06/19/2023 09:54:41 AM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:

Troy Dennis

700 Hwy 253
Montevallo, AL 35115

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fourteen Thousand & 00/100 Dollars (\$14,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Keith Edward Majors, a widowed man**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Troy Dennis**, hereinafter called "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:

SEE EXHIBIT A

Subject to all items of record.

NOTE: THIS IS NOT HOMESTEAD FOR GRANTOR

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 14 day of June, 2023.

GRANTOR

Keith Edward Majors (L.S.)
Keith Edward Majors

Shelby County, AL 06/19/2023
State of Alabama
Deed Tax: \$14.00

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, **Keith Edward Majors**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the

contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 14 day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024



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Exhibit A

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 3, Township 22 South, Range 4 West, and run along said forty line to the Montevallo and Boothton public road, this being the starting point; thence run Southeast up said road 150 feet; thence North 120 feet to forty line; thence West along said forty line to starting point, being a part of the NW 1/4 of the NW 1/4 of Section 3, Township 22 South, Range 4 West.

For information purposes only, the property address is purported to be:
7200 Highway 10., Montevallo, AL 35115



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Real Estate Sales Validation Form

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

Grantor's Name Keith Edwards Majors
Mailing Address 7200 Hwy 10
Monticello AL 35115

Grantee's Name Troy Dennis
Mailing Address 700 Hwy 253
Monticello AL 35115

Property Address 7200 Hwy 10
Monticello AL 35115

Date of Sale 06/14/2023
Total Purchase Price \$ 14000

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
☒ 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 06/14/2023

Unattested

(verified by)

Print Christopher R. Syntherman

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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