

SEND TAX NOTICE TO:

Teresa L. McGinnis, et al.
358 Joinertown Road
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY:

WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051



20240925000298680 1/3 \$65.00
Shelby Cnty Judge of Probate, AL
09/25/2024 04:24:31 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to the undersigned Grantor, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Bobby Lacey, Jr.**, an unmarried man (herein referred to as GRANTOR), do hereby grant, bargain, sell, and convey unto **Teresa L. McGinnis, Norman E. Lacey, and Bobby G. Lacey, Jr.** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin 415 feet West of the SE corner of the NE ¼ of SW ¼, Section 23, Township 21 South, Range 1 West, and run Northerly 425 feet; then turn left and run West 222 feet; then turn left and run Southerly 420 feet; then turn left and run Easterly 242 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

Property described in Instrument No. 20220809000311790, Probate Office of Shelby County, Alabama.

Grantor, Bobby Lacey, Jr., who is one and the same person as Bobby G. Lacey, Jr., shall retain and have a life estate and right of possession in and to the above-described real estate during his lifetime. This deed does not include a conveyance of the mobile home which is or will be located on the subject property.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

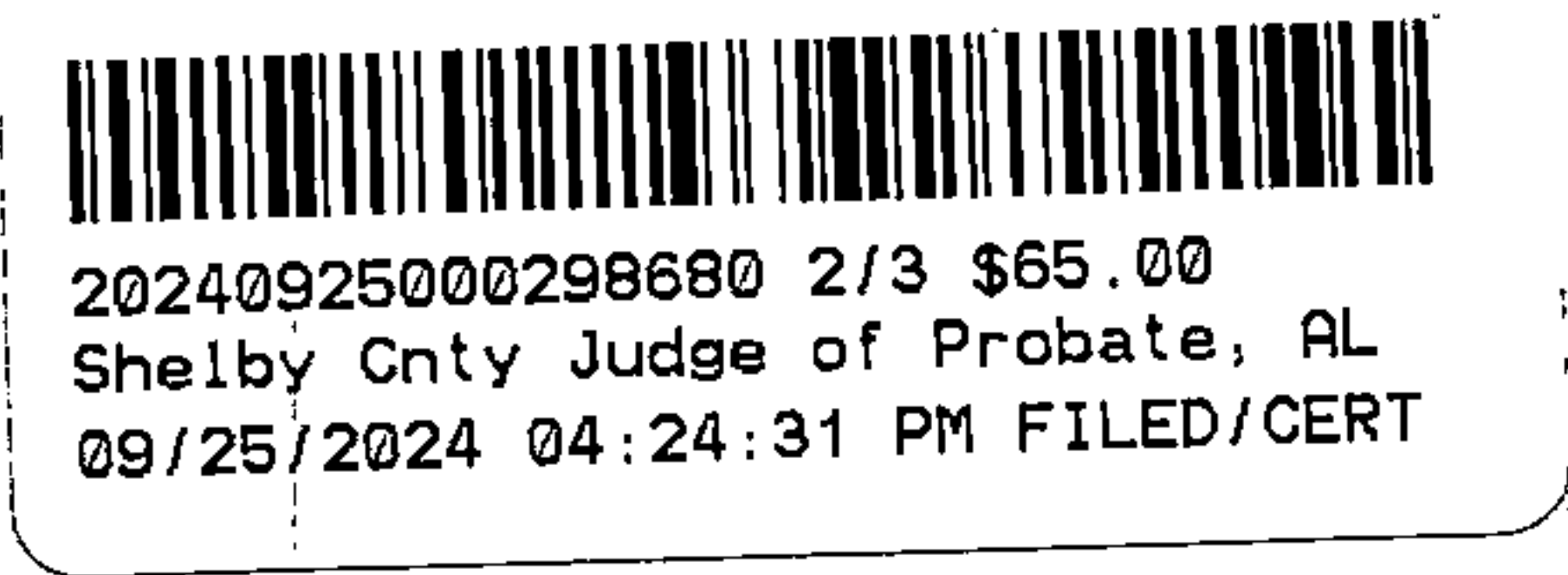
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of September, 2024.

Bobby Lacey Jr (SEAL)
Bobby Lacey, Jr.

(acknowledgment on following page)

Shelby County, AL 09/25/2024
State of Alabama
Deed Tax: \$36.00

STATE OF ALABAMA
SHELBY COUNTY

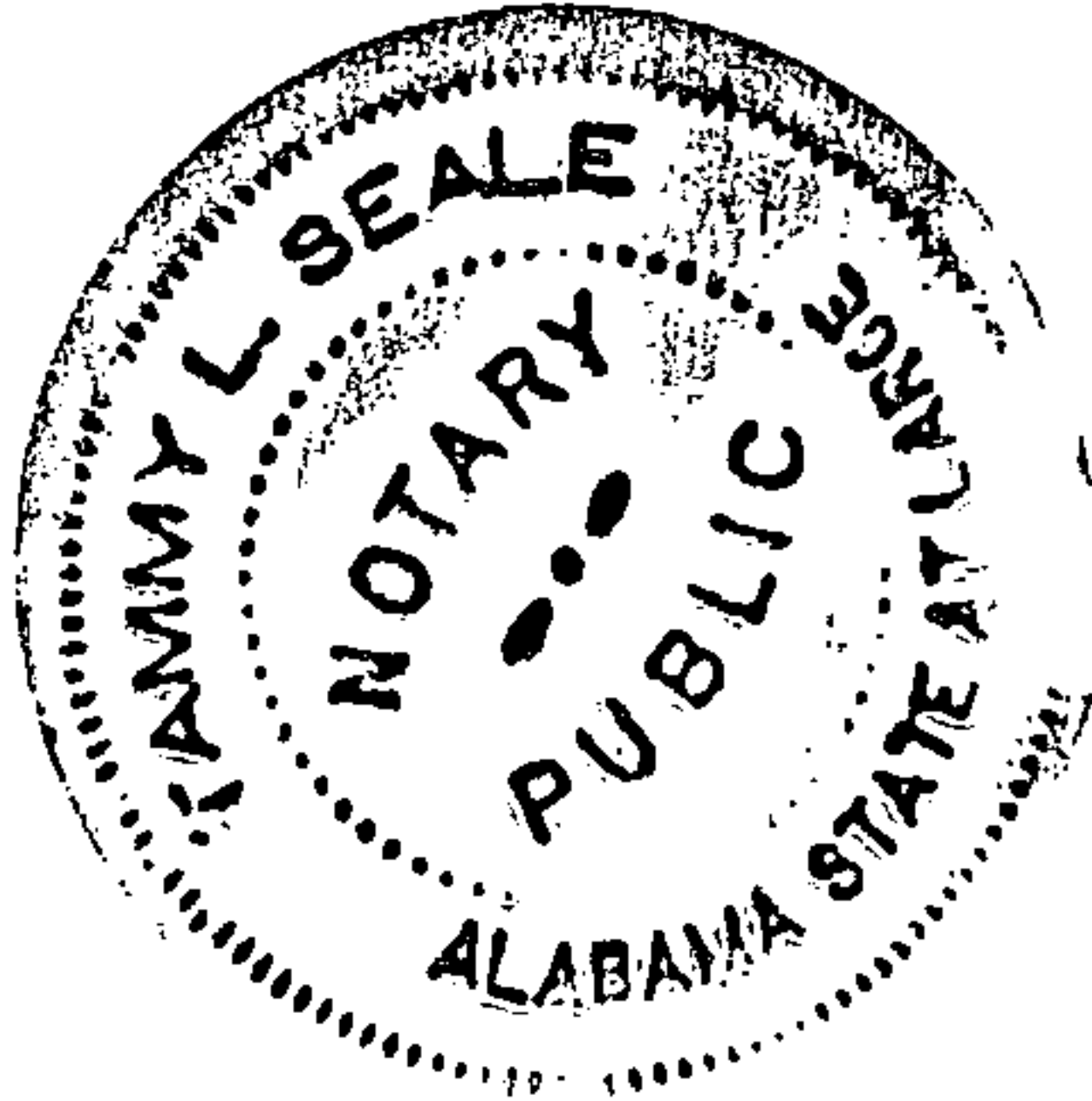


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bobby Lacey, Jr.**, an unmarried man, who is one and the same person as Bobby G. Lacey, Jr., and whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 25th day of September, 2024.

Tammy L. Seale (SEAL)
Notary Public

My Commission Expires: 7-12-2027



Real Estate Sales Validation Form

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

Grantor's Name Danny Lacey Jr
Mailing Address 358 JOINTERTOWN Rd
COLUMBIA AL 35051

Grantee's Name TERESA MCLENNIS
Mailing Address 358 JOINTERTOWN Rd
COLUMBIA AL 35051

Property Address 112 McMichael Dr
COLUMBIA AL 35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 35780

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 a

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 9-25-24

Print Danny Lacey Jr

Unattested

(verified by)

Sign Danny Lacey Jr

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

