


SEND TAX NOTICE TO:

Craig Doriety and Melinda Sue Doriety
43 Overhill Road
Monterello, AL 35115

THIS INSTRUMENT WAS PREPARED BY:

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


20241219000387790 1/4 \$343.50
Shelby Cnty Judge of Probate, AL
12/19/2024 02:37:51 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 and no/100 Dollars (\$1.00) and Love and Affection to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Craig Doriety** and wife, **Melinda Sue Doriety** (herein referred to as grantors), do grant, bargain, sell and convey unto **Craig Doriety** and wife, **Melinda Sue Doriety** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out here, which said Exhibit "A" is signed by one or more Grantors for identification.

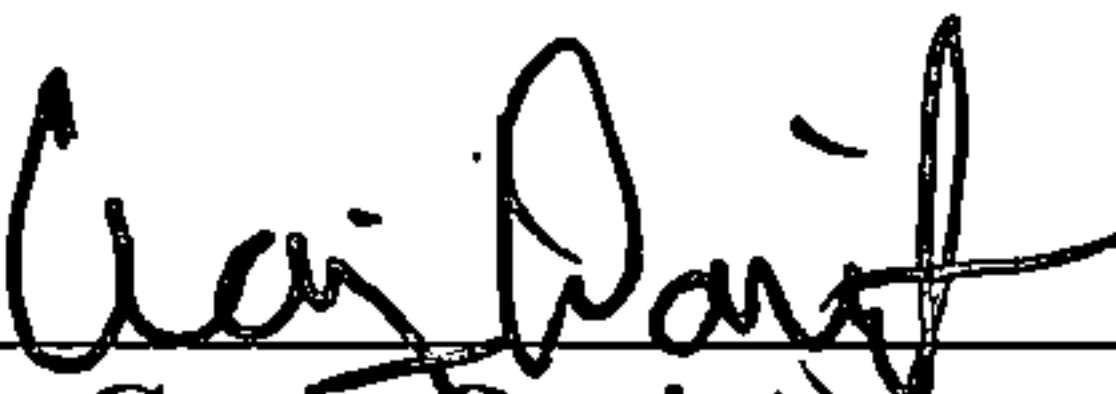
(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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.

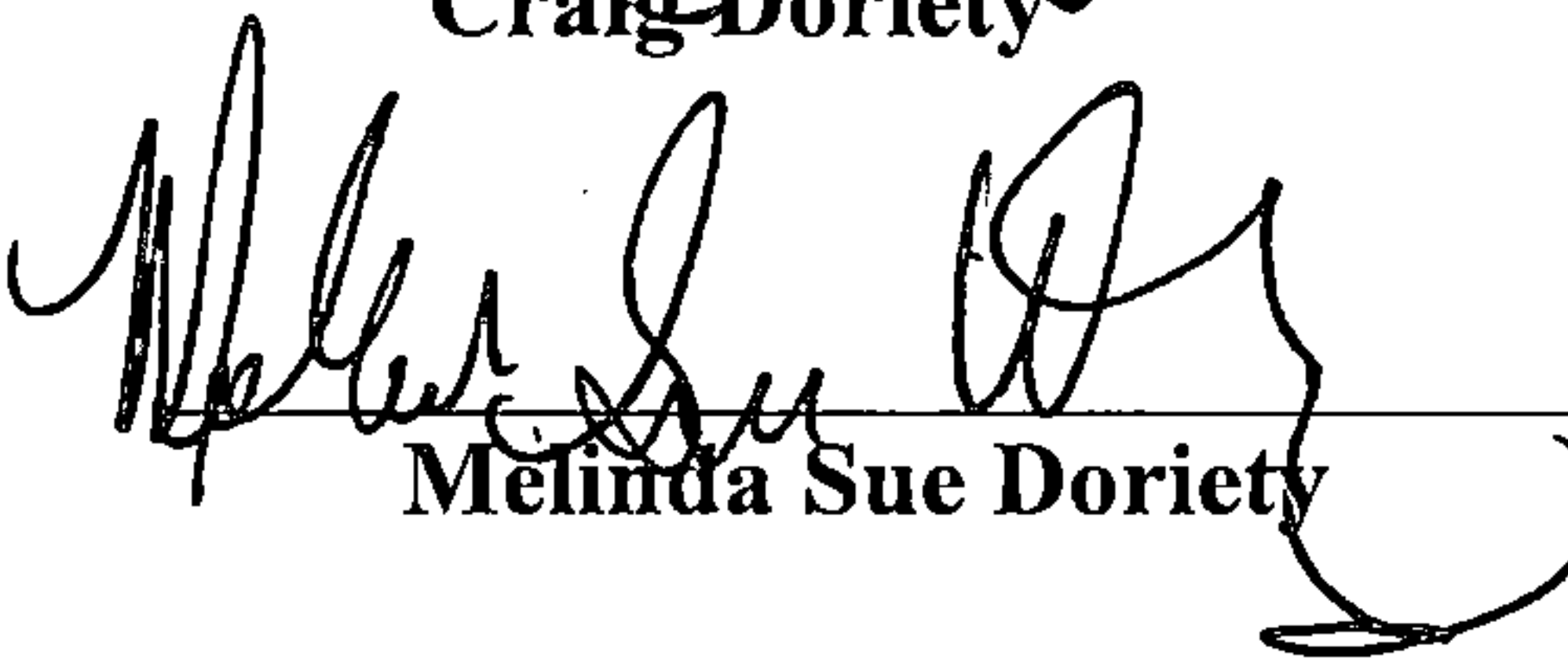
And we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, each of us has hereunto set our hands and seals, this 19th day of December, 2024.

Shelby County, AL 12/19/2024
State of Alabama
Deed Tax: \$312.50




Craig Doriety (SEAL)



Melinda Sue Doriety (SEAL)

(notary acknowledgment on following page)

STATE OF ALABAMA
SHELBY COUNTY



20241219000387790 2/4 \$343.50
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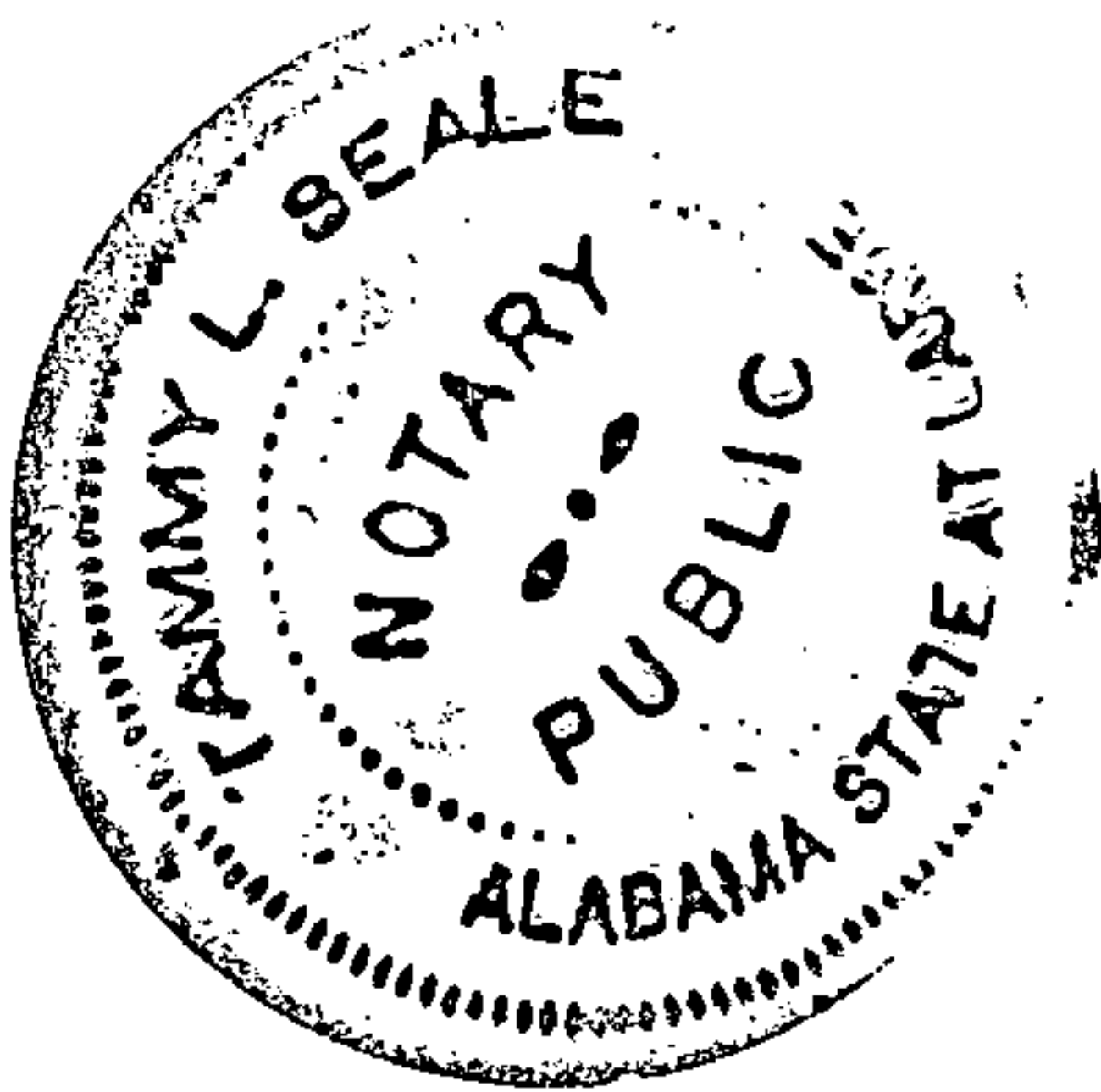
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Craig Doriety** and wife, **Melinda Sue Doriety**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2024.

Tammy L. Seale
Notary Public

(SEAL)

My Commission Expires: 7-12-2027



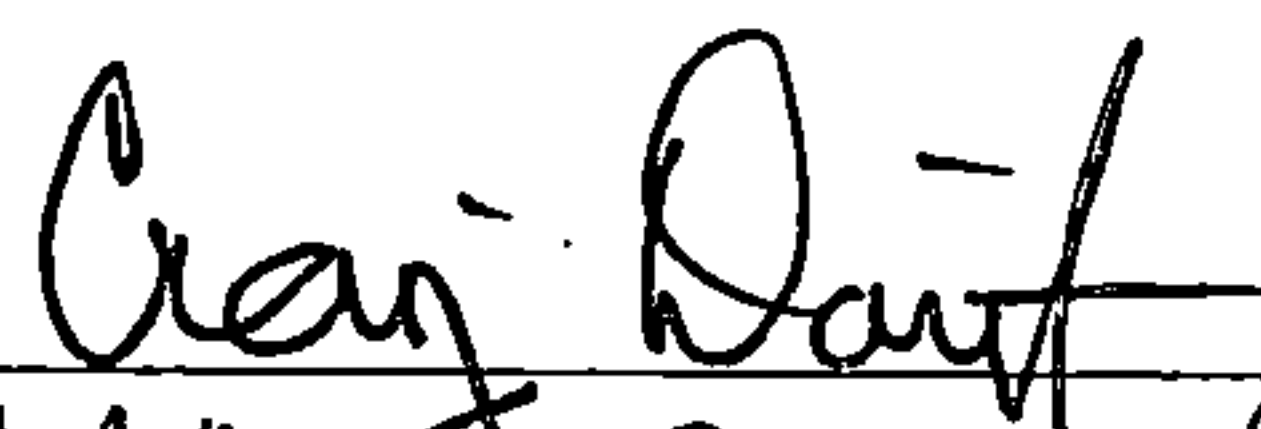


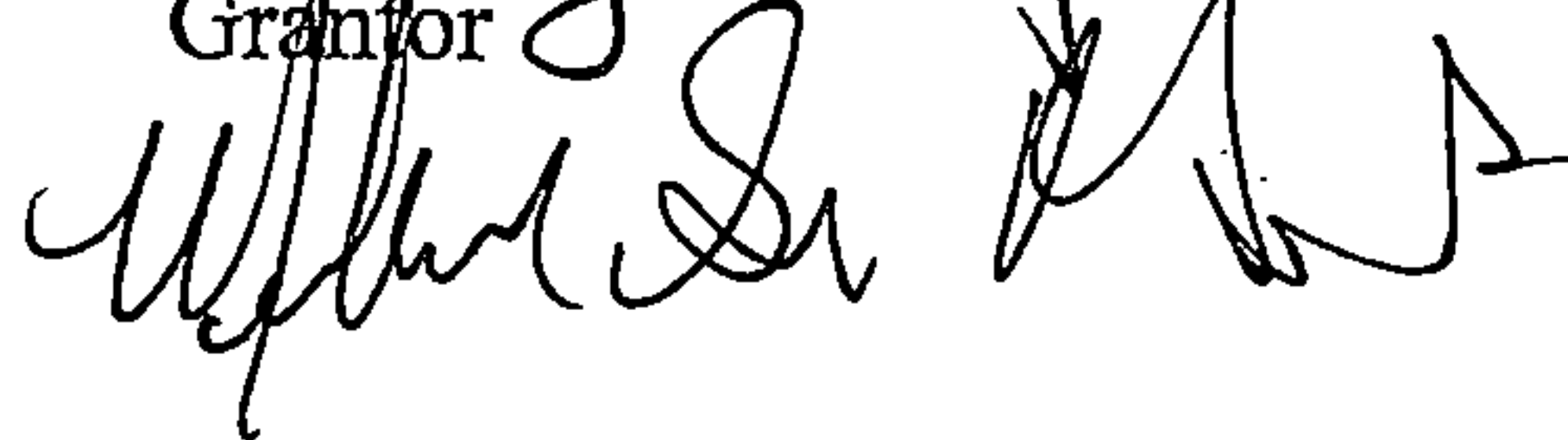
20241219000387790 3/4 \$343.50
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Exhibit "A"

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, thence run Northerly along the West line of said quarter-quarter on a bearing of North 5 degrees 32 minutes east a distance of 331.50 feet to a point, thence turn an angle of 80 degrees 32 minutes to the Right and run Northeasterly along the North line of Overhill Road a distance of 398.20 feet to the P.C. of a street curve to the left having a central angle of 35 degrees 22 minutes and a radius of 379.64 feet, thence turn an angle of 17 degrees 41 minutes left to chord and run along the chord of said curve a chord distance of 230.63 feet to the point of beginning of the parcel being described, thence turn an angle of 107 degrees 41 minutes left from chord and run Northwesterly a distance of 379.64 feet to a point, thence turn an angle of 35 degrees 22 minutes to the right and run Northerly a distance of 135.50 feet to a point, thence turn an angle of 54 degrees 38 minutes to the right and run Northeasterly a distance of 201.55 feet to a point, thence turn an angle of 90 degrees 0 minutes to the right and run Southeasterly a distance of 490.0 feet to a point on the North line of Overhill Road, thence turn an angle of 90 degrees 0 minutes to the right and run Southwesterly along the north line of said Overhill Road a distance of 280.0 feet to the point of beginning.

SIGNED FOR IDENTIFICATION:



Grantor


Real Estate Sales Validation Form

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

Grantor's Name Craig Doriety, Melinda Sue Doriety
Mailing Address 43 Overhill Road
Montevallo AL 35115

Grantee's Name Craig Doriety, Melinda Sue Doriety
Mailing Address 43 Overhill Road
Montevallo AL 35115

Property Address 43 Overhill Road
Montevallo AL 35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 312,210



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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 Based on Total Market Value on file in the Office
of the Shelby County Property Tax Commissioner

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 12/19/2024

Print Craig Doriety

Unattested

Sign

Craig Doriety
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1