



NO TITLE SEARCH OR SURVEY REQUESTED

Send Tax Notice To:
Anthony Glenn & Lesa Moore Taylor
46275 Highway 25
Vincent, Alabama 35178

STATE OF ALABAMA)
COUNTY OF SHELBY)

The purpose of this deed is to create rights of survivorship.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Thousand and 00/100 Dollars (\$1,000.00) in cash and other good and valuable consideration to the undersigned grantors, (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

ANTHONY GLENN TAYLOR, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

ANTHONY GLENN TAYLOR and wife, LESA MOORE TAYLOR

(herein referred to as grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the SE Corner of NE 1/4 of NE 1/4 of Section 33, Township 18 South, Range 2 East and run West 257.09 feet to the POINT OF BEGINNING and the West Row of Old Glovers Ferry Road, thence continue West a distance of 315.91 feet, thence turn 97 degrees 39' 51" right and run Northerly 283.87 feet to the South ROW of Alabama Highway 25, thence turn right 95 degrees 08' 31" and run Eastwardly along said ROW a distance of 172.51 feet, thence turn 13 degrees 01' right and continue along said ROW a distance of 30.0 feet to the West ROW of Old Glovers Ferry Road, thence turn 37 degrees 59' 30" right and run SE along old road ROW 109.41 feet, thence turn 16 degrees 46' right and continue along said ROW 136.89 feet to the POINT OF BEGINNING.

Situated in Shelby County, Alabama and containing 1.6 Acres, more or less.

Subject property does not constitute of the homestead of the grantor.

Source of Title: 20150904000310190

This deed is prepared without the benefit of title insurance or title examination at the request of the grantor and grantee herein. No certification is made as to title.

Subject to:

1. Taxes for the current and future years.
2. Easements, restrictions, reservations, conditions, limitations and rights of way of record.

TO HAVE AND TO HOLD the said above described property unto the said Grantees, in fee simple, forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD to the said grantees as joint tenants with right of survivorship, his, her or their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created in 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 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, that 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 forever defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

_____(Seal)

 (Seal)
Anthony Glenn Taylor

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, certify that Anthony Glenn Taylor, a married man, 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 and as his act on the day the same bears date.

Given under my hand and official seal this the 3rd day of October, 2025.

~~Notary Public~~

My commission expires: 8/2/09

Shelby County, AL 10/31/2025
State of Alabama
Deed Tax:\$14.00



20251031000334350 2/2 \$39.00
Shelby Cnty Judge of Probate, AL
10/31/2025 11:19:43 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Anthony Glenn Taylor
Mailing Address 46275 Hwy 25
Vincent, AL 35178

Grantee's Name Anthony Glenn + Lesa Moore
Mailing Address Taylor
46275 Hwy 25
Vincent, AL 35178

Property Address 46195 Hwy 25
Vincent, AL 35178

Date of Sale 10/31/2025
Total Purchase Price \$ ~~15,000~~

or
Actual Value \$
or
Assessor's Market Value \$ 13,650

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 10/31/2025

Print Anthony Glenn Taylor

☐ Unattested

Sign

Anthony Glenn Taylor

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1