



20140424000120240 1/3 \$26.00  
Shelby Cnty Judge of Probate, AL  
04/24/2014 09:33:04 AM FILED/CERT

**This instrument was prepared by:**

**Mitchell A. Spears**

Attorney at Law

P. O. Box 119

Montevallo, AL 35115

205/665-5076

**Send Tax Notice to:** Kent B. Carden

(Name) and Shannon Carden

(Address) 329 Willow Glen Court

Alabaster, AL 35007

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***Statutory Warranty Deed (Survivorship)***

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THIRTY NINE THOUSAND NINE HUNDRED DOLLARS AND 00/100 (\$39,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **NORTH ALABAMA BANK, whose address is P. O. Box 669, Hazel Green, AL 35750** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **KENT B. CARDEN and wife, SHANNON CARDEN, whose address is 329 Willow Glen Court, Alabaster, Alabama 35007** (herein referred to as grantees), the following described real estate, which is located at 221 Maranatha Trail, Alabaster, Alabama 35007, situated in **SHELBY** County, Alabama, to-wit:

**Lot 51, according to the Map of Maple Ridge Subdivision recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.**

**For Information purposes only, the property address is purported to be: 221 Maranatha Trail, Alabaster, Alabama 35007.**

**SUBJECT TO:**

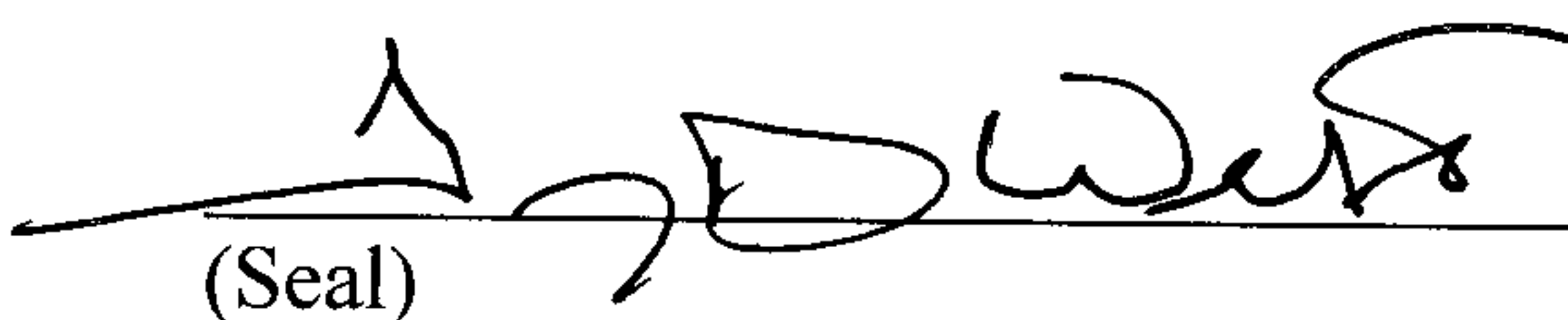
- **Taxes for 2014 and subsequent years.**
- **All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.**
- **Set back lines and easements as shown on recorded map of said subdivision.**
- **Permit to Alabama Power Company recorded in Inst. No. 2006-17400, in Probate Office.**
- **Restrictive Covenants recorded in Inst. No. 2007-13687 and on recorded map of said subdivision.**
- **Set back lines and easements as shown on recorded map.**
- **PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF GRANTOR, EXECUTED BY GRANTEES ON EVEN DATE HEREWITH, IN THE AMOUNT OF \$33,915.00.**

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State of Alabama  
Deed Tax:\$6.00

TO HAVE AND TO HOLD, to the said GRANTEES for and during the term of their lives and upon the death of either of them, to the survivor of them in fee simple, then to their heirs and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 22 day of April, 2014.

North Alabama Bank



(Seal)

By: Terry D. West

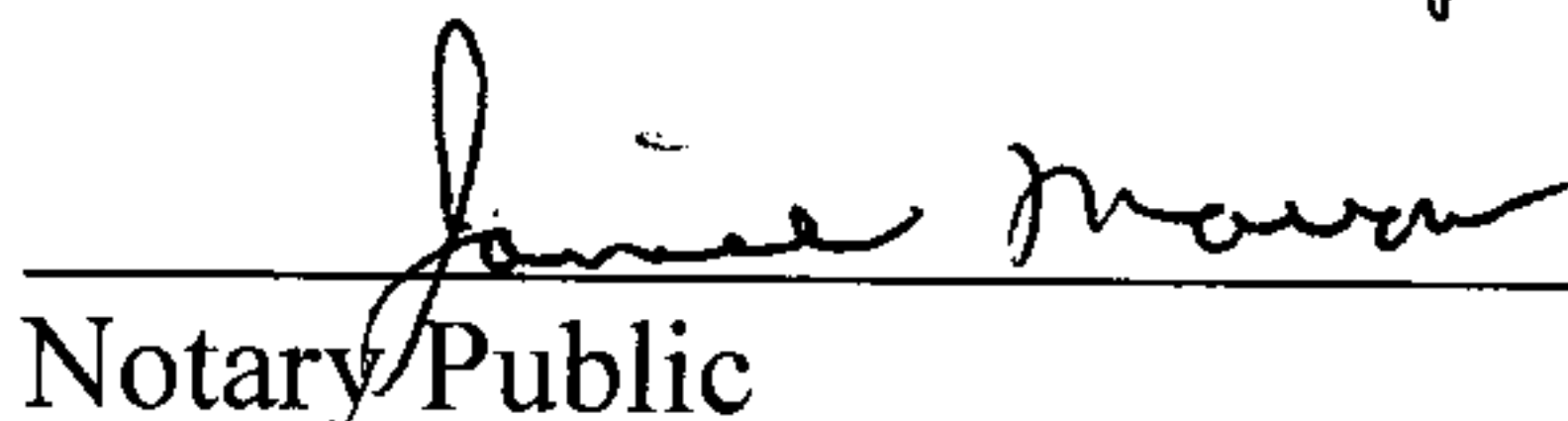
Its: Executive Vice-President

STATE OF ALABAMA

COUNTY OF ~~SHELBY~~ Madison

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Terry D. West whose name as Executive Vice-President of North Alabama Bank**, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal, this the 22<sup>nd</sup> day of April, 2014.



Notary Public

My Commission Expires:

My Commission Expires  
Dec 29, 2014



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name North Alabama Bank  
Mailing Address P. O. Box 669  
Hazel Green, AL 35750

Grantee's Name Kent B. Carden and Shannon Carden  
Mailing Address 329 Willow Glen Court  
Alabaster, AL 35007

Property Address 221 Maranatha Trail  
Alabaster, AL 35007  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale April 23, 2014  
Total Purchase Price \$ 39,900.00  
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 \_\_\_\_\_Appraisal  
\_\_\_\_\_Sales Contract \_\_\_\_\_Other \_\_\_\_\_  
XX Closing Statement

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 4/22/14

North Alabama Bank  
Print Terry D. West  
By: Terry D. West  
Its: Executive Vice-President

STATE OF ALABAMA )  
COUNT OF SHELBY Madison )  
Sworn to and subscribed before me this the 22<sup>nd</sup> day of April, 2014.

James Pearson  
Notary Public  
My commission expires: Dec 29, 2014 **My Commission Expires**

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