

SEND TAX NOTICE TO:

(Name) Elaine & Adam Hammonds  
(Address) 664 12<sup>th</sup> St NW  
Alabaster, AL 35007

This instrument was prepared by

(Name) Elaine Hammonds  
(Address) 664 12<sup>th</sup> St NW Alabaster 35007

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of \$66,100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ELAINE HAMMONDS

(herein referred to as grantors) do grant, bargain, sell and convey unto

Elaine & Adam Hammonds

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

County, Alabama to-wit:

Lot 62 Carrington Sector II  
as ~~reco~~ recorded in Map Book 25  
Page 17 in The Office of Shelby  
County.

20150114000014530 1/2 \$67.50  
Shelby Cnty Judge of Probate, AL  
01/14/2015 12:18:48 PM FILED/CERT

Shelby County, AL 01/14/2015  
State of Alabama  
Deed Tax: \$50.50

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 (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 defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this 14<sup>th</sup>

day of January, 19 2015

WITNESS:

Elaine Hammonds (Seal)  
Elaine Hammonds (Seal)  
\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

shelby COUNTY

I, Jessica L. Holland, a Notary Public in and for said County, in said State,

hereby certify that Elaine Hammonds

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 \_\_\_\_\_ executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of January, A.D. 2015

me 4/22/18 Jessica L. Holland

# Real Estate Sales Validation Form

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

Grantor's Name ELAINE HAMMONDS  
Mailing Address 664 12<sup>th</sup> St NW  
Alabaster, AL 35007

Grantee's Name Adam Hammonds  
Mailing Address 664 12<sup>th</sup> St NW  
Alabaster, AL 35007

Property Address 131 Carrington Lane  
Calera, AL 35040

Date of Sale 1/14/15  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ 100,900 (1/2 = 50,450)



20150114000014530 2/2 \$67.50  
Shelby Cnty Judge of Probate, AL  
01/14/2015 12:18:48 PM FILED/CERT

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 1/14/15

Print ELAINE HAMMONDS

☐ Unattested

Sign Elaine Hammonds  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)