20150306000070030 03/06/2015 01:28:12 PM DEEDS 1/2

This instrument prepared by: Sandy F. Johnson 3170 Highway 31 South Pelham, AL 35124 SEND TAX NOTICE TO: Bradley Evans and Ashley Evans 145 Oaklyn Hills Drive Chelsea, AL 35043

## **WARRANTY DEED**

STATE OF ALABAMA	)
SHELBY COUNTY	)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Eighty Thousand And No/100 Dollars (\$280,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Michael Howell and wife, Dawn Howell (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Bradley Evans and Ashley Evans (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 147, according to the Survey of Oaklyn Hills, Phase I, as recorded in Map Book 24, Pages 50 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Sixty-Six Thousand And No/100 Dollars (\$266,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 27, 2015.

Michael Howell

Dawn Howell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Howell and Dawn Howell, 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 on the day same bears date.

My Comm. Expires

June 4, 2018

Given under my hand and official seal on the 27th day of February, 2015.

Notary Rublic
Commission Expires:

FILE NO.: TS-1500007

## Real Estate Sales Validation Form

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

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Grantor's Name

Michael Howell and Dawn Howell

Grantee's Name

Bradley Evans and Ashley Evans

Mailing Address

145 Oaklyn Hills Drive

Chelsea, AL 35043

Mailing Address

342 Lake Chelsea Ct

Chelsea, AL 35043

Property Address 145 Oaklyn Hills Drive

Chelsea, AL 35043

Date of Sale

February 27, 2015

Total Purchase Price

\$280,000.00

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	Sal	e

Sales Contract

_	Appraisa

Other:

X 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 - Michael Howell and Dawn Howell, 145 Oaklyn Hills Drive, Chelsea, AL 35043.

Grantee's name and mailing address - Bradley Evans and Ashley Evans, 342 Lake Chelsea Ct, Chelsea, AL 35043.

Property address - 145 Oaklyn Hills Drive, Chelsea, AL 35043

Date of Sale - February 27, 2015.

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 with be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

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: February 27, 2015

Sign

Agent

AABANNA

Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL

03/06/2015 01:28:12 PM **\$31.00 CHERRY** 20150306000070030