

**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Bennett Earl Shine and Tanya O. Shine  
2016 Stonecreek Court  
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Two Hundred Four Thousand And No/100 Dollars (\$204,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Charles Daniel Cartledge, III, an unmarried man, and Tara J. Cartledge, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Bennett Earl Shine and Tanya O. Shine (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 1777, according to the Survey of Old Cahaba IV 2nd Addition, Phase 5, as recorded in Map Book 34 at Page 53 in the Probate Office 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.

One Hundred Eighty-Six Thousand Seven Hundred Sixty And No/100 Dollars (\$186,760.00) 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 March 30, 2015.

*Charles Daniel Cartledge, III by Tara J. Cartledge  
his Attorney-in-fact*

Charles Daniel Cartledge, III by Tara J. Cartledge,  
his Attorney-in-Fact

*Tara J. Cartledge*  
Tara J. Cartledge

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tara J. Cartledge, individually, and as Attorney in Fact for Charles Daniel Cartledge, III, 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/she, in his/her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 30th day of March, 2015.

*Cassy L. Dailey*  
\_\_\_\_\_  
Notary Public  
My commission expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
20150402000103610 04/02/2015 10:11:59 AM DEEDS 2/2

Grantor's Name	Charles Daniel Cartledge, III and Tara J. Cartledge	Grantee's Name	Bennett Earl Shine and Tanya O. Shine
Mailing Address	2016 Stonecreek Court Helena, AL 35080	Mailing Address	3014 Hidden Forest Cv Montevallo, AL 35115
Property Address	2016 Stonecreek Court Helena, AL 35080	Date of Sale	March 30, 2015
		Total Purchase Price	\$204,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> 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 - Charles Daniel Cartledge, III and Tara J. Cartledge, 2016 Stonecreek Court, Helena, AL 35080.

Grantee's name and mailing address - Bennett Earl Shine and Tanya O. Shine, 3014 Hidden Forest Cv, Montevallo, AL 35115.

Property address - 2016 Stonecreek Court, Helena, AL 35080

Date of Sale - March 30, 2015.

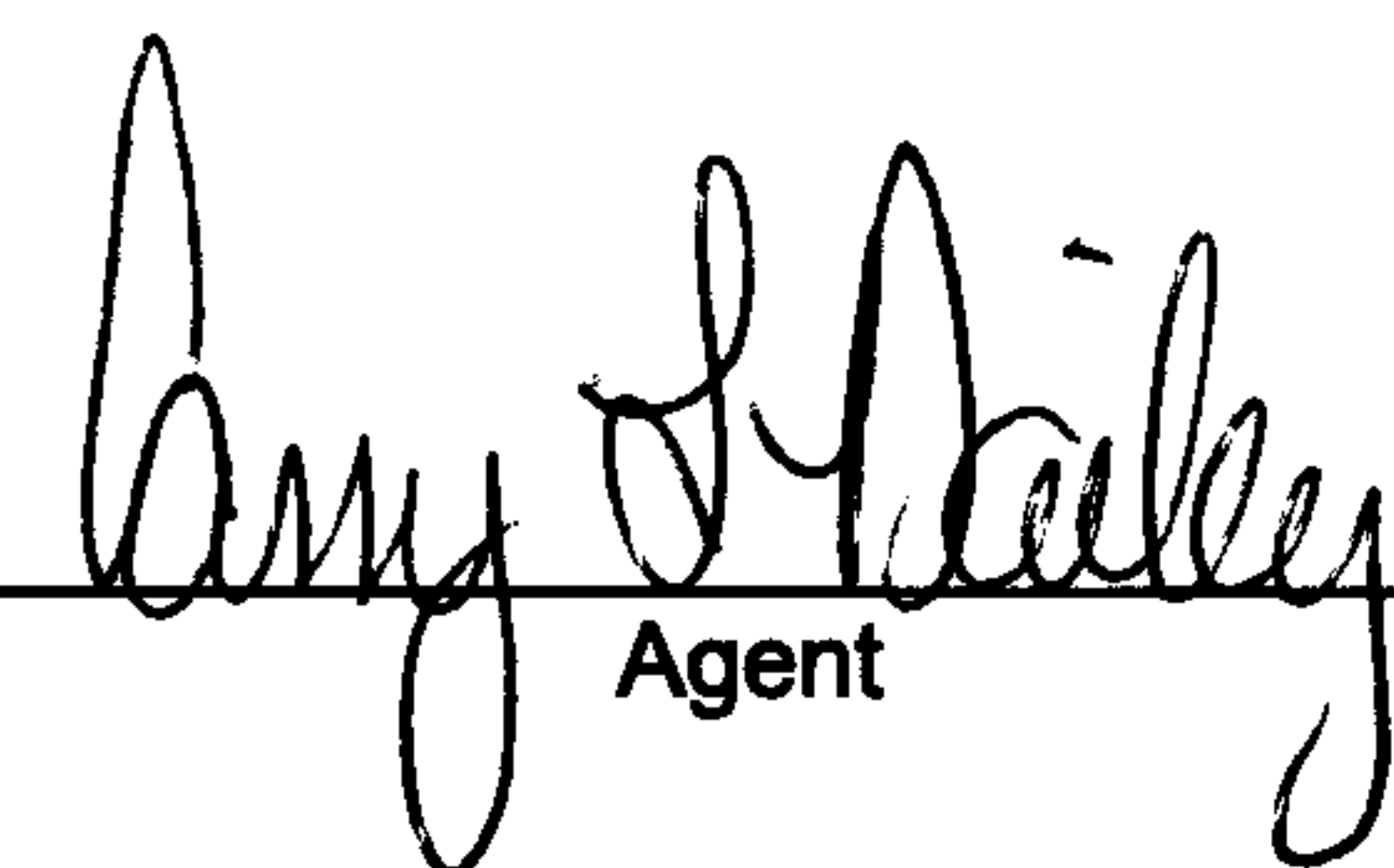
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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).

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: March 30, 2015

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/02/2015 10:11:59 AM  
\$34.50 CHERRY  
20150402000103610

