

15-502

SEND TAX NOTICE TO:
Shirley C. Spain
316 Old Brook Lane, Birmingham, AL 35242

20150902000306470
09/02/2015 10:27:59 AM
DEEDS 1/2

WARRANTY DEED
JOINT TENANCY

State of Alabama
County of Jefferson

That in consideration of One Hundred Seventy-Nine Thousand Nine Hundred and 00/100 (\$179,900.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

Christopher J. Wilder and Nadia S. Wilder, Husband and Wife,

herein referred to as grantor does grant bargain, sell and convey unto

Shirley C. Spain and Joe Thomas Spain

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the ~~County of Jefferson~~ Shelby State of Alabama:

Lot 34, according to the Survey of Old Brook Place, as recorded in Map Book 19, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2015 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

3. A THIRD PARTY MORTGAGE IN THE AMOUNT OF \$ 104,100.00 EXECUTED SIMULTANEOUSLY HEREWITH.

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 do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned has set DBL hands and seals on this 31 day of

Aug 2015

Christopher J. Wilder

Christopher J. Wilder

Nadia S. Wilder

Nadia S. Wilder

(STATE OF ALABAMA)

(COUNTY OF JEFFERSON)

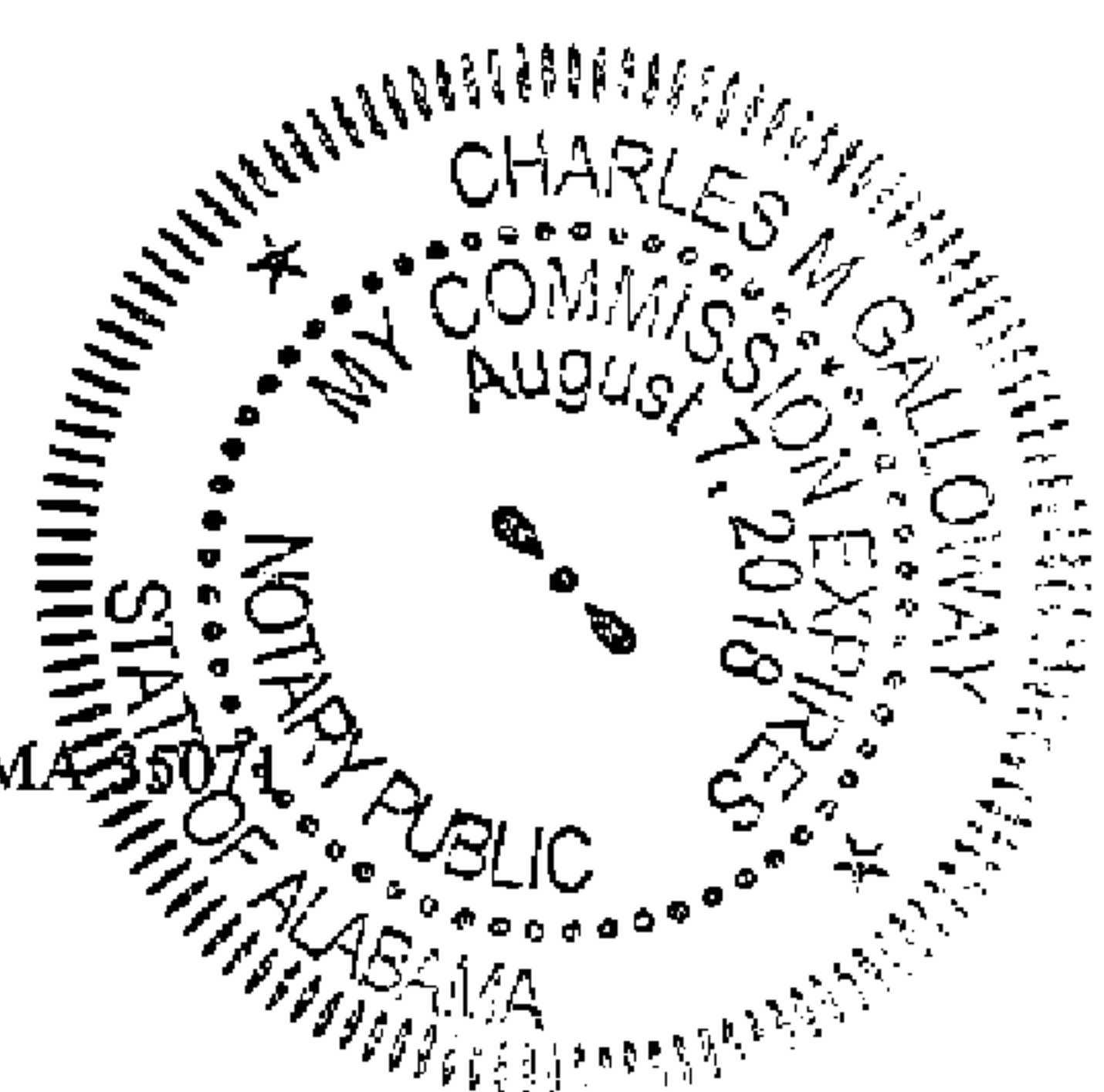
I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Christopher J. Wilder and Nadia S. Wilder, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

GIVEN under by hand and official seal this 31 day of Aug, 2015.

[Signature]
Notary Public

Commission Expires 8-7-2018

PREPARED BY MICHAEL GALLOWAY 931 Sharitt Avenue, #113, GARDENDALE, ALABAMA 35071



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name	<u>Christopher J. Wilder</u>	Grantee's Name	<u>Shirley C. Spain</u>
Mailing Address	<u>316 Old Brook Ln</u>	Mailing Address	<u>Joe Thomas Spain</u>
	<u>Birmingham, AL 35242</u>		<u>316 Old Brook Ln</u>
			<u>Birmingham, AL 35242</u>
Property Address	<u>316 Old Brook Ln</u>	Date of Sale	<u>8-31-15</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$ 179,900.00</u>
		Or	
		Actual Value \$	<u></u>
		Or	
		Assessor's	
		Market Value \$	<u></u>

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10:27:59 AM DEEDS 2/2

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 – 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 8-31-15

☐ Unattested.
(verified by) _____

Print Michael Galloway
Sign _____
Agent

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/02/2015 10:27:59 AM
\$197.00 CHERRY
20150902000306470

[Signature]