

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
P.O. Box 19144  
Birmingham, AL 35219


Send Tax Notice To: Peter Genereux  
Jennifer Genereux  
100 Hayesbury Lane  
Pelham, AL 35124

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

  
20150924000335320 1/3 \$24.50  
Shelby Cnty Judge of Probate, AL  
09/24/2015 02:32:28 PM FILED/CERT

That in consideration of the sum of **Two Hundred Thirty Nine Thousand Nine Hundred Dollars and No Cents (\$239,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **A. Ryan Smith and Sara Lyn Smith, husband and wife, whose mailing address is 140 Silverleaf Drive, Pelham, AL 35124** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Peter Genereux and Jennifer Genereux, husband and wife, whose mailing address is 100 Hayesbury Lane, Pelham, AL 35124** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 247 Strathaven Lane, Pelham, AL 35124-6252**; to wit;

LOT 1610, ACCORDING TO THE FINAL PLAT STRATHAVEN AT BALLANTRAE PHASE I, AS RECORDED IN MAP BOOK 37, PAGE 128, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$235,554.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

**Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

### Subject to:

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 37, Page 128.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

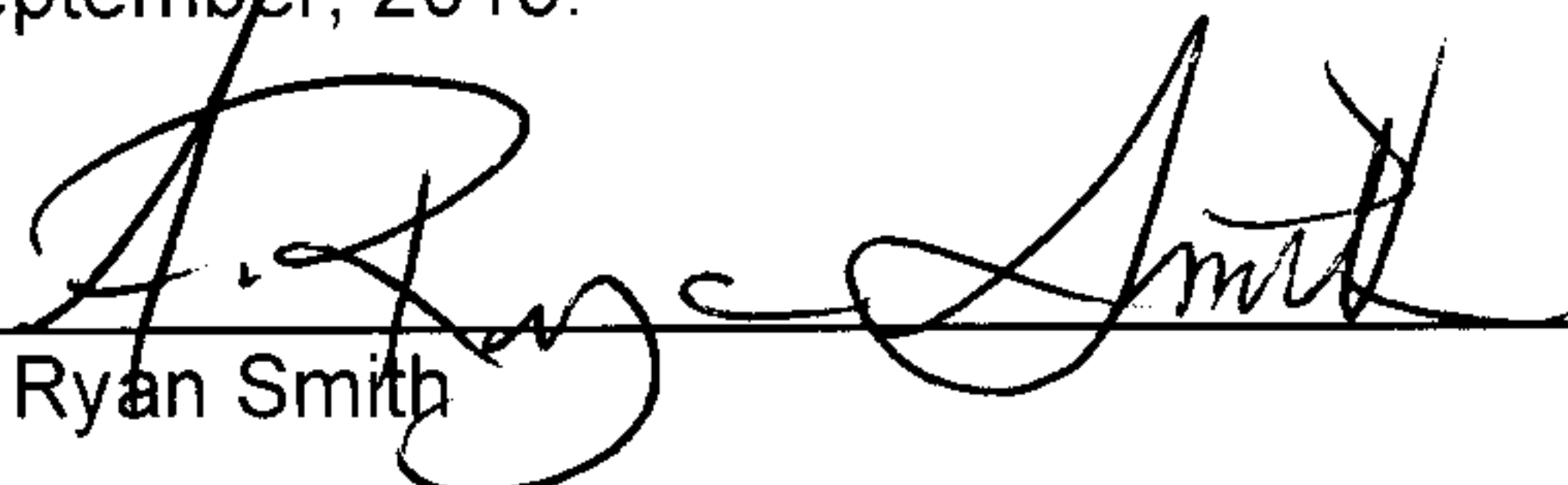
Declaration of Protective Covenants for Strathaven at Ballantrae, phase 1, as recorded in the Probate Office of Shelby County, Alabama, in Instrument #20061107000546580.

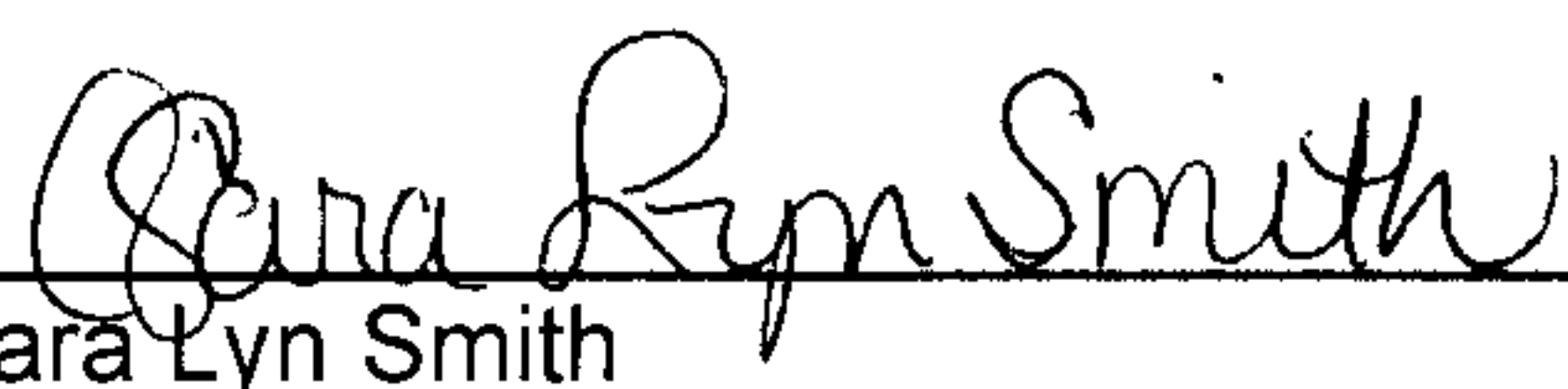
Covenant for Storm Water Run-Off Control as recorded in Instrument #20061212000603540.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd day of September, 2015.

  
A. Ryan Smith

  
Sara Lyn Smith

State of Alabama

Shelby County, AL 09/24/2015  
State of Alabama  
Deed Tax: \$4.50

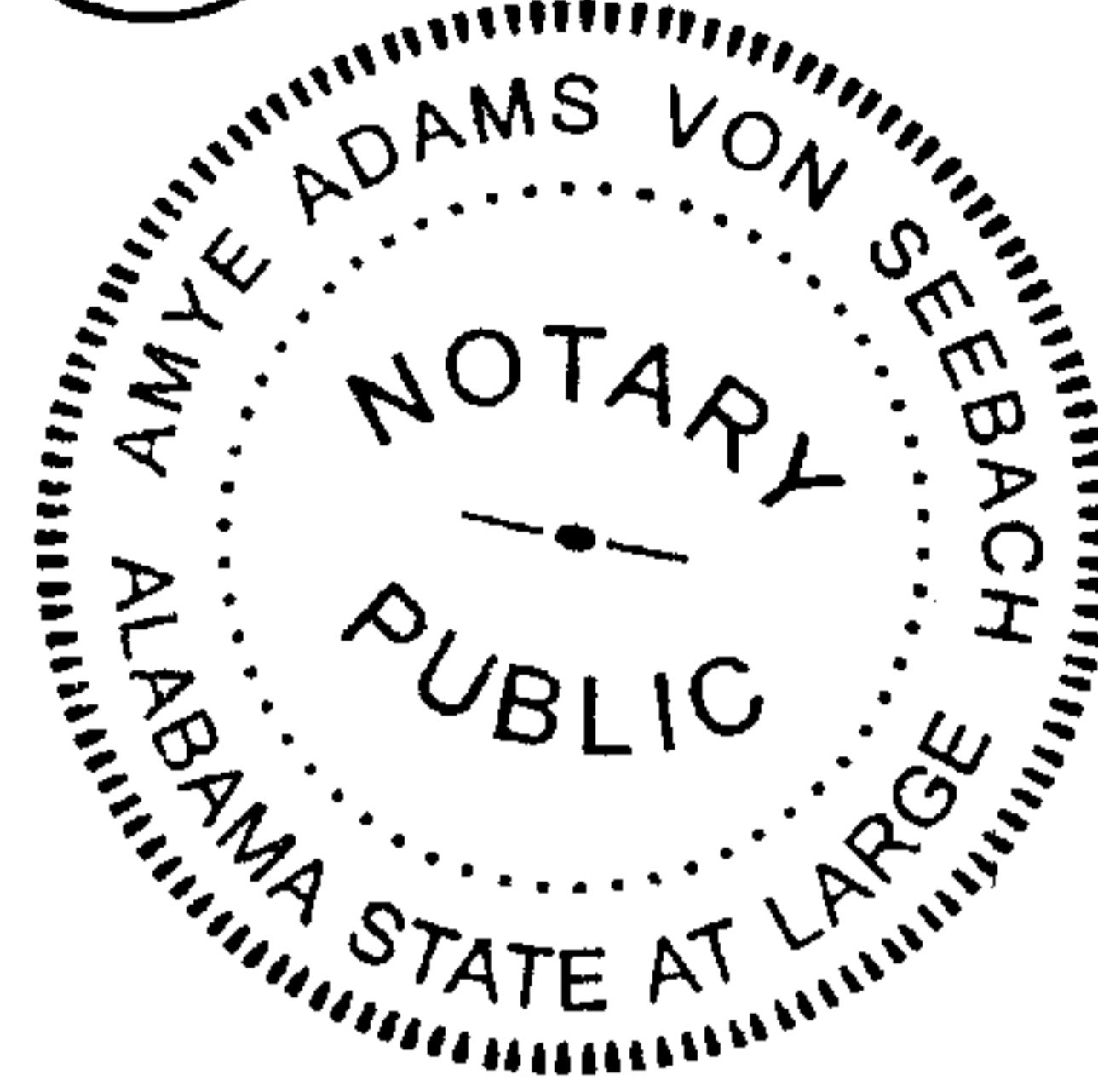
} General Acknowledgment

Shelby County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that A. Ryan Smith and Sara Lyn Smith, husband and wife 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 my hand and official seal, this the 22nd day of September, 2015.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Alabama  
the undersigned authority **MY COMMISSION EXPIRES**  
Printed Name of Notary **JUNE 17, 2017**  
My Commission Expires: \_\_\_\_\_



20150924000335320 2/3 \$24.50  
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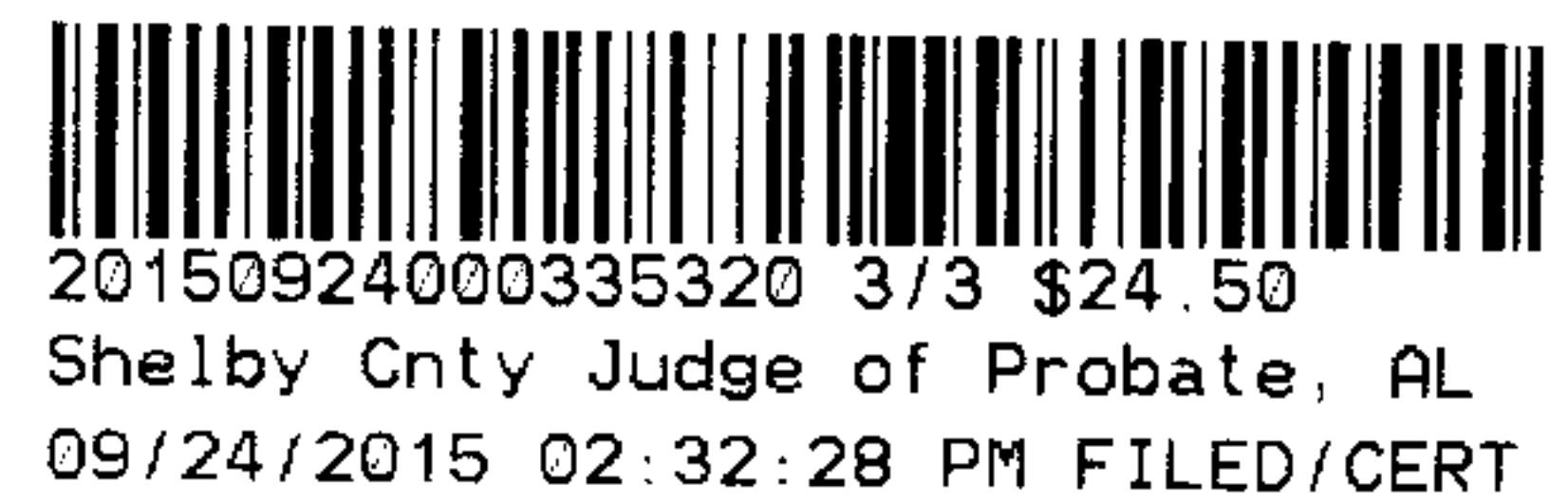
# Real Estate Sales Validation Form

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

Grantor's Name	A. Ryan Smith Sara Lyn Smith	Grantee's Name	Peter Genereux Jennifer Genereux
Mailing Address	140 Silverleaf Drive Pelham, AL 35124	Mailing Address	100 Hayesbury Lane Pelham, AL 35124
Property Address	247 Strathaven Lane Pelham, AL 35124-6252	Date of Sale	September 22, 2015
		Total Purchase Price	\$239,900.00
		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)

<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 of 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 September 22, 2015

       Unattested

\_\_\_\_\_  
(verified by)

Print A. Ryan Smith

Sign

\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one