

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

SEND TAX NOTICE TO:
Joseph P. Manis and Cathy M. Manis
4500 Crossings Ridge
Hoover, AL 35242

20151002000345250

10/02/2015 10:11:42 AM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Seventy-Five Thousand And No/100 Dollars (\$375,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Janet Arnett, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Joseph P. Manis and Cathy M. Manis (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 352, according to the Survey of Caldwell Crossings, Third Sector, as recorded in Map Book 33, Page 154, in the Probate Office of Shelby County, Alabama. Situated in 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.

Seventy-Five Thousand And No/100 Dollars (\$75,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Janet Arnett is the surviving grantee within that certain Warranty Deed recorded in Instrument #20050629000324470, Max L. Arnett having died on or about November 17, 2009.

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 September 22, 2015.

Janet Arnett by Gregory K. Arnett her Attorney-in-Fact

Janet Arnett by Gregory K. Arnett,
her Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory K. Arnett, as Attorney in Fact for Janet Arnett, 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 the 22nd day of September, 2015.

Cassy L. Dailey
Notary Public

My commission expires:



20151002000345250 10/02/2015 10:11:42 AM DEEDS 2/2

Grantor's Name Janet Arnett

Grantee's Name Joseph P. Manis and Cathy M. Manis

Mailing Address 4500 Crossings Ridge
Hoover, AL 35242

Mailing Address 4829 Winnebago Dr
Birmingham, AL 35244

Property Address 4500 Crossings Ridge
Hoover, AL 35242

Date of Sale September 22, 2015

Total Purchase Price \$375,000.00

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 Sale

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - Janet Arnett, 4500 Crossings Ridge, Hoover, AL 35242.

Grantee's name and mailing address - Joseph P. Manis and Cathy M. Manis, 4829 Winnebago Dr, Birmingham,
AL 35244.

Property address - 4500 Crossings Ridge, Hoover, AL 35242

Date of Sale - September 22, 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 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

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2015 10:11:42 AM
\$317.00 CHERRY
20151002000345250

