

20151012000356630  
10/12/2015 02:45:35 PM  
DEEDS 1/3

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

Send Tax Notice To: Carolyn Walsh  
Sean Walsh  
907 Stonewood Road  
Helena, AL 35080

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of One Hundred Fifty Nine Thousand Two Hundred Dollars and No Cents (\$159,200.00), the amount of which can be verified by the Shelby County Property Tax Commissioner's tax assessed value, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Carolyn Walsh and Sean Walsh, wife and husband and Thomas R. Walsh, an unmarried man, whose mailing address is (Carolyn & Sean - 907 Stonewood Road, Helena, AL 35080; Thomas - 248 Mustang Ridge Brierfield AL 35035) (herein referred to as Grantor), does grant, bargain, sell and convey unto Carolyn Walsh and Sean Walsh, wife and husband, whose mailing address is 907 Stonewood Road, Helena, AL 35080 (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 907 Stonewood Road, Helena, AL 35080; to wit;

LOT 347, ACCORDING TO THE SURVEY OF PHASE II, FIELDSTONE PARK, THIRD SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 35 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 20, Page 35 A & B.

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.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

PDW

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 25<sup>th</sup> day of SEPTEMBER, 2015.

Carolyn Walsh  
Carolyn Walsh

Sean Walsh  
Sean Walsh

Thomas R. Walsh  
Thomas R. Walsh

State of Alabama

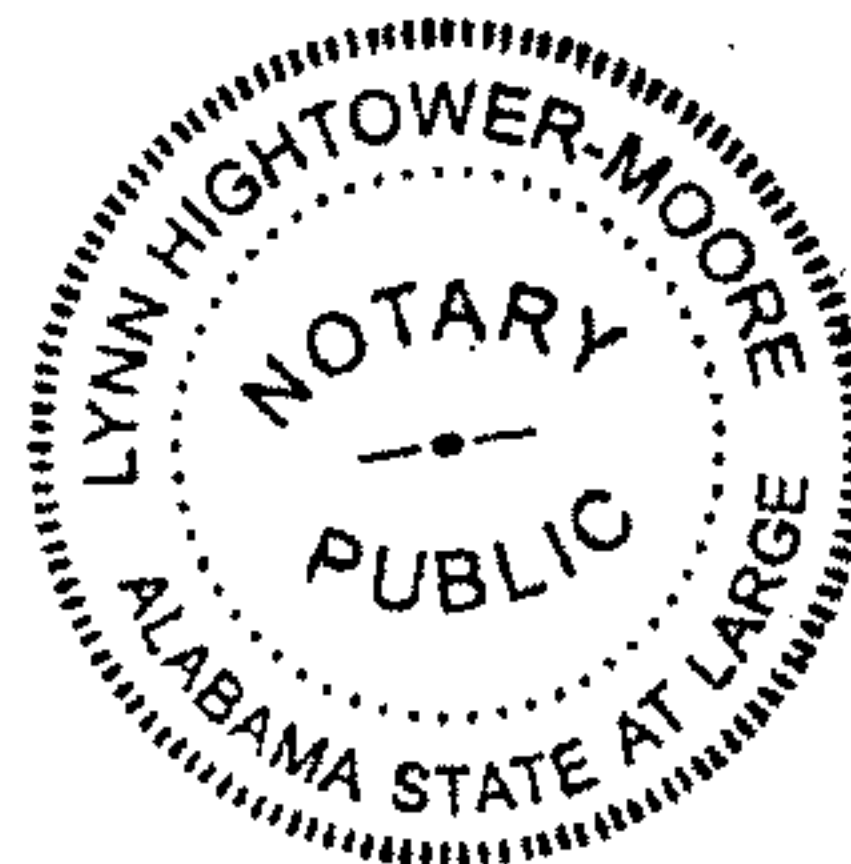
JEFFERSON County } General Acknowledgment

I, LYNN HIGHTOWER-MOORE, a Notary Public, in and for said County, in said State, hereby certify that Thomas R. Walsh, an unmarried man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 25<sup>th</sup> day of SEPTEMBER, 2015.

[Signature]  
Notary Public, State of Alabama  
LYNN HIGHTOWER-MOORE  
Printed Name of Notary

My Commission Expires: 1-8-18  
(Seal)



STATE OF Alabama

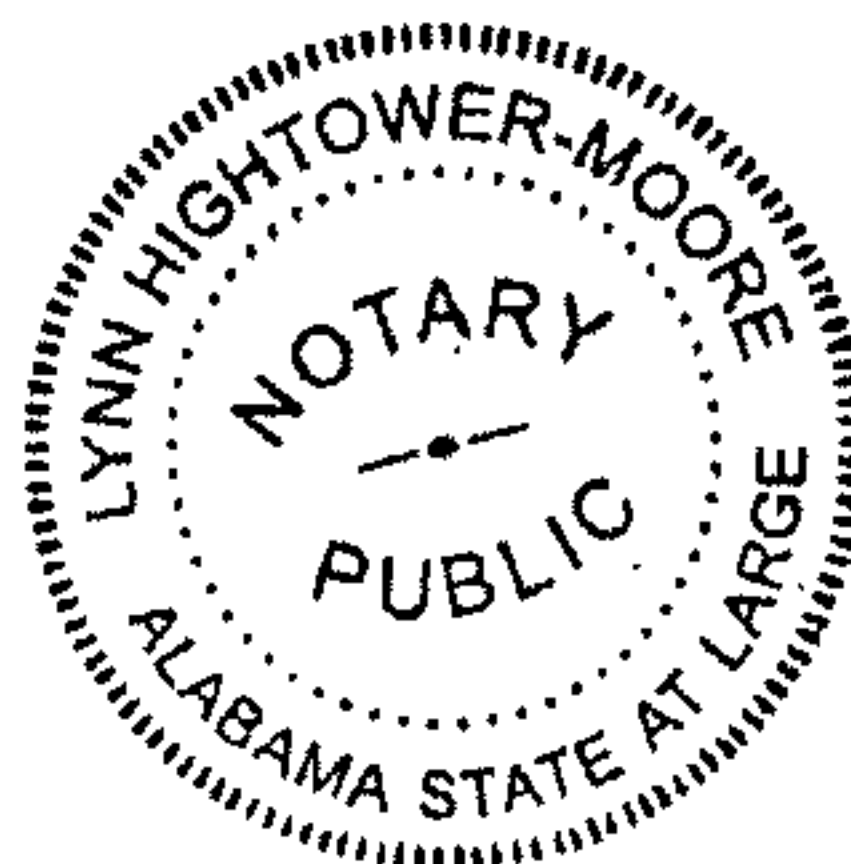
JEFFERSON County } General Acknowledgment

I, LYNN HIGHTOWER-MOORE, a Notary Public, in and for said County, in said State, hereby certify that Carolyn Walsh and Sean Walsh, 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 25<sup>th</sup> day of SEPTEMBER, 2015.

[Signature]  
Notary Public, State of Alabama  
LYNN HIGHTOWER-MOORE  
Printed Name of Notary

My commission expires: 1-8-18  
(Seal)



## Real Estate Sales Validation Form

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

Grantor's Name	Sean Walsh and Carolyn Walsh and Thomas R. Walsh	Grantee's Name	Sean Walsh Carolyn Walsh
Mailing Address	907 Stonewood Road Helena, 35080 35080	Mailing Address	907 Stonewood Road Helena, AL 35080
Property Address	907 Stonewood Road Helena, AL 35080	Date of Sale	September 25, 2015
		Total Purchase Price	\$0.00
		or	
		Actual Value	\$159,200.00
		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.

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**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 25, 2015

           Unattested

(verified by)

Print

Thomas R. Walsh

Sign

Sean R. Walsh

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/12/2015 02:45:35 PM  
\$69.50 CHERRY  
20151012000356630

*James W. Fuhrmeister*