This instrument prepared by: Christa C. Ketchum 1220 Alford Avenue Birmingham, AL 35226 SEND TAX NOTICE TO:
James Edwin Pate and Jennifer Nicole
Sherman
2007 Crossridge Lane

Hoover, AL 35244

20151208000418240 12/08/2015 08:12:15 AM DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Six Thousand Two Hundred Fifty And No/100 Dollars (\$186,250.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Miriam C. Phillips, unmarried (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James Edwin Pate and Jennifer Nicole Sherman (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 38, according to the Survey of Riverchase West-Dividing Ridge, First Addition as recorded in Map Book 7, Page 3, 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-Two Thousand Eight Hundred Seventy-Six And No/100 Dollars (\$182,876.00) 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 October 29, 2015.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Miriam C. Phillips, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 29th day of October, 2015.

FILE NO.: TS-1502433a

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20151208000418240 12/08/2015 08:12:15 AM DEEDS 2/2

Grantor's Name	14111161111			James Edwin Pate and Jennifer Nicole Sherman	
Mailing Address	2007 Crossridge Lane Hoover, AL 35244	Mailing Address	· · · · · · · · · · · · · · · · · · ·		
Property Address	2007 Crossridge Lane Hoover, AL 35244	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value		October 29, 2015 \$186,250.00 \$	
The purchase price (check one) (Receipted Bill of Sale	e or actual value claimed on this formordation of documentary evidence is n	n can be verified in ot required) Appraisal	n the fol	lowing documentary evidence:	
Sales Contract		Other:			
X Closing State	ment				
If the conveyance the filing of this for		contains all of the uctions	requi re d	information referenced above.	
Grantor's name ar	nd ma i ling address - Miriam C. Phillips	, 2007 Crossridge I	Lane, Ho	over, AL 35244.	
	nd mailing address - James Edwin Pa				
Property address	- 2007 Crossridge Lane, Hoover, AL 3	5244			
Date of Sale - Oct	ober 29, 2015.	1			
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 <u>Code of Alabama 1975</u> & 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 <u>Code of Alabama 1975</u> & 40-22-1 (h).

Date: October 29, 2015

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H.N.

Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 12/08/2015 08:12:15 AM \$20.50 CHERRY

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