

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

SEND TAX NOTICE TO:  
Matthew Dwayne Futral  
135 Brantley Lake Rd  
Maylene, AL 35114

20160224000057380  
02/24/2016 04:05:52 PM  
DEEDS 1/2

### WARRANTY DEED

STATE OF ALABAMA           )  
  )  
SHELBY COUNTY            )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Seventy-One Thousand And No/100 Dollars (\$71,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Emily Sneed, a married woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Matthew Dwayne Futral and Lacritia Futral (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 2, Block 2, according to the Survey of Brantleyville, as recorded in Map Book 3, Page 125, 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.

Seventy-Three Thousand Seven And No/100 Dollars (\$73,007.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

**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 February 18, 2016.

  
Emily Sneed

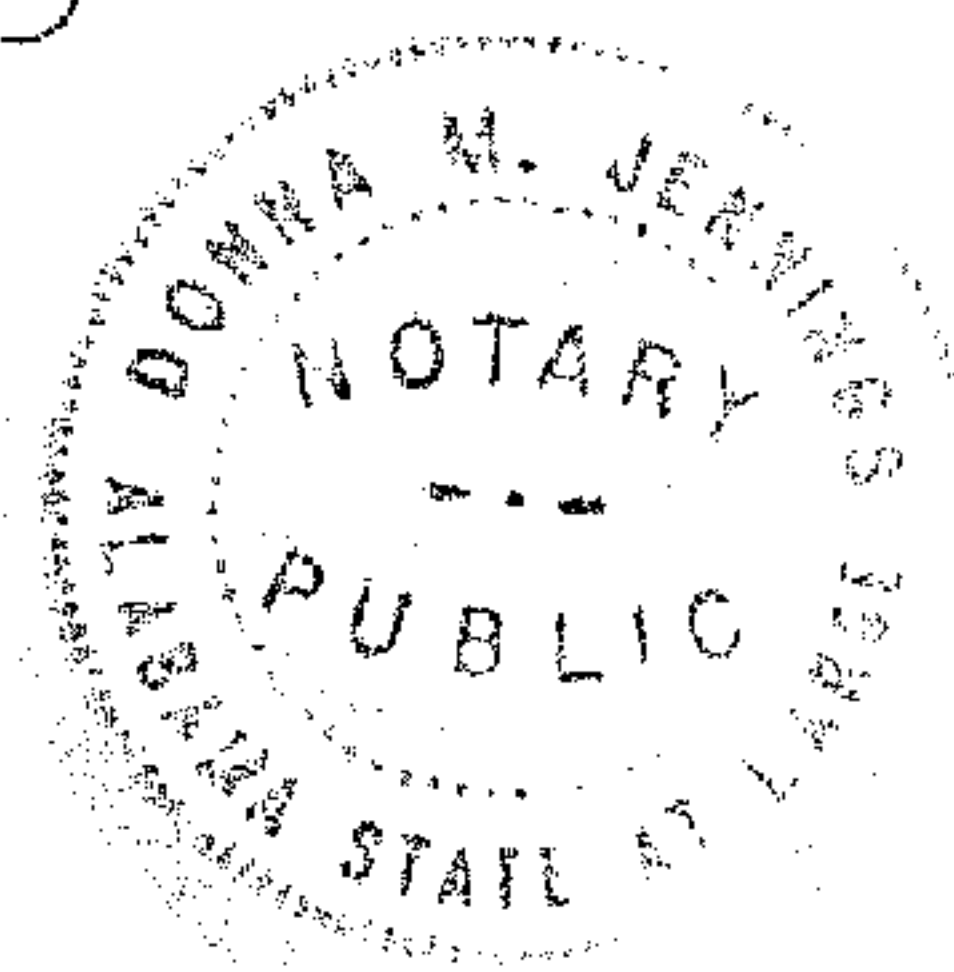
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emily Sneed, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 18th day of February, 2016.

  
Notary Public

My commission expires: 1/30/2019



FILE NO.: TS-1502728

Real Estate Sales Validation Form

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

**20160224000057380 02/24/2016 04:05:52 PM DEEDS 2/2**

Grantor's Name Emily Sneed

Grantee's Name Matthew Dwayne Futral

Mailing Address 135 Brantley Lake Rd  
Maylene, AL 35114

Mailing Address 1912 Chandalar Court  
Pelham, AL 35124

Property Address 135 Brantley Lake Rd  
Maylene, AL 35114

Date of Sale February 18, 2016

Total Purchase Price \$71,000.00

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 - Emily Sneed, 135 Brantley Lake Rd, Maylene, AL 35114.

Grantee's name and mailing address - Matthew Dwayne Futral, 1912 Chandalar Court, Pelham, AL 35124.

Property address - 135 Brantley Lake Rd, Maylene, AL 35114

Date of Sale - February 18, 2016.

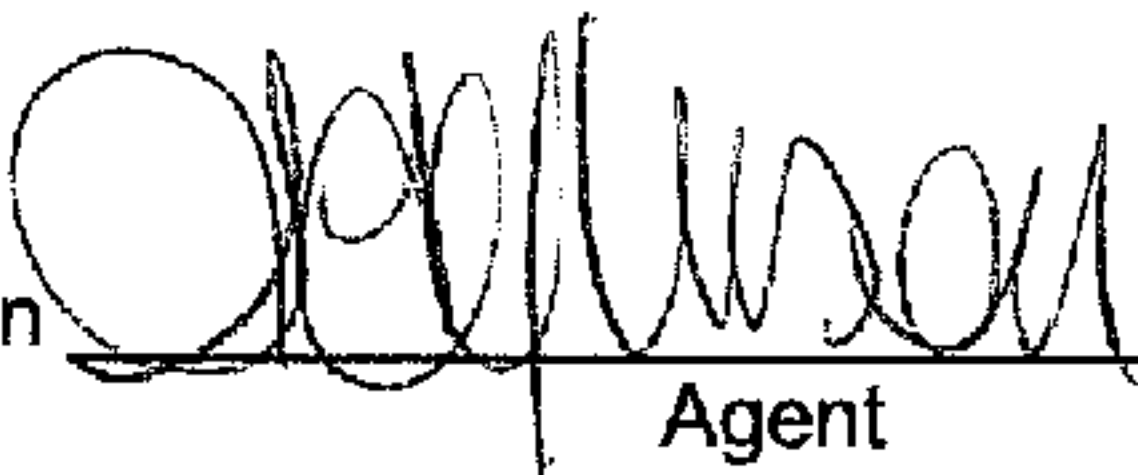
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being  
conveyed by the instrument offered for record.

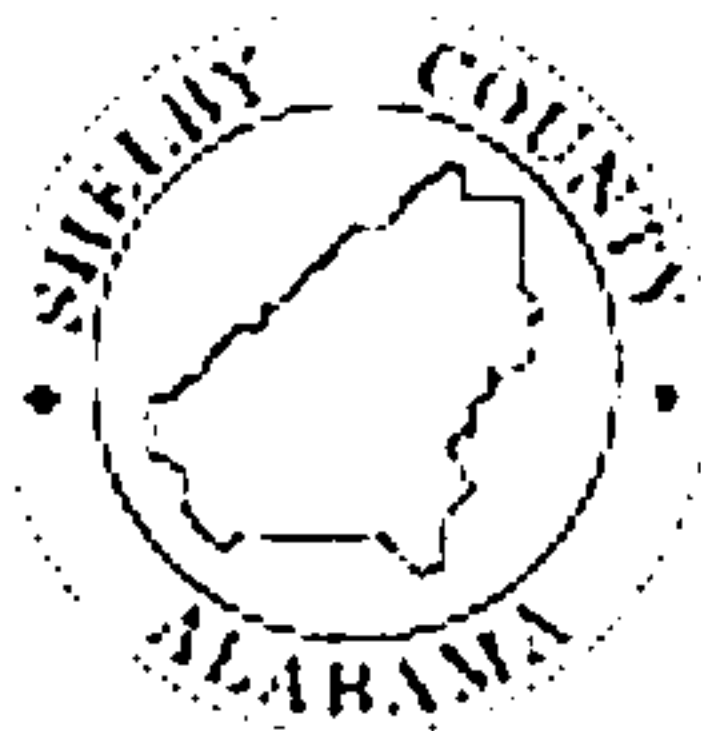
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

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: February 18, 2016

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/24/2016 04:05:52 PM  
\$18.00 CHERRY  
20160224000057380

