

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



20160706000234710 1/3 \$421 00
Shelby Cnty Judge of Probate, AL
07/06/2016 02:32:45 PM FILED/CERT

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WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred Thousand and no/100's Dollars (\$400,000.00)** to the undersigned grantors,

Barry Thornton and spouse, Sherrie M. Thornton

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Bobby L. Williams, Jr. and Tawanna L. Williams

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 86, according to the Survey of Final Plat of Oaklyn Hills, Phase 3, as recorded in Map Book 34, Page 52, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the recording date of this Deed but prior to the date the grantees acquire for value of record the estate or interest described in this Deed.**
- 2.(a) Rights or claims of parties in possession not shown by the public records.**
- (b) Easements, or claims of easements, not shown by the public records.**
- (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.**
- (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- (e) Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**
- 3. Taxes for the year 2016 and subsequent years.**
- 4. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 6. Restrictions appearing of record in Inst. No. 1998273991 and Inst. No. 200234405.**
- 7. Right-of-way granted to Alabama Power Company recorded in Inst. No. 201603140008106.**

Shelby County, AL 07/06/2016
State of Alabama
Deed Tax \$400 00



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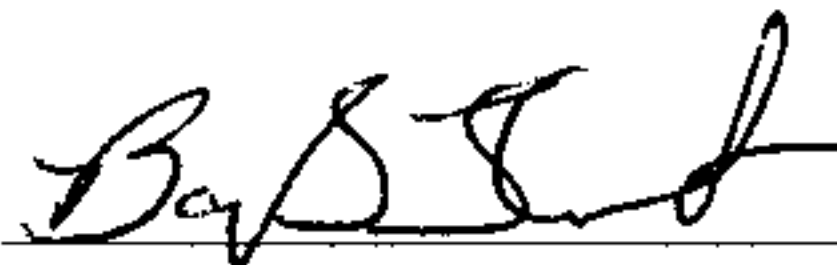
All of the consideration is paid by that Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 my hands and seals, this the 27th day of June, 2016.

WITNESS:

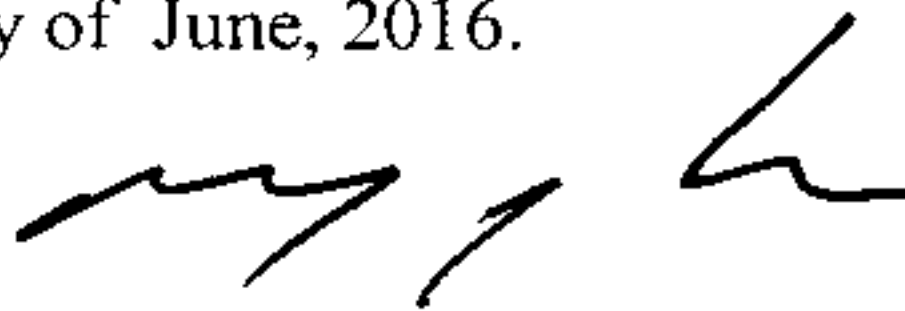
 06/27/16
Barry Thornton

 06/27/16
Sherrie M. Thornton

STATE OF ALABAMA
SHELBY COUNTY

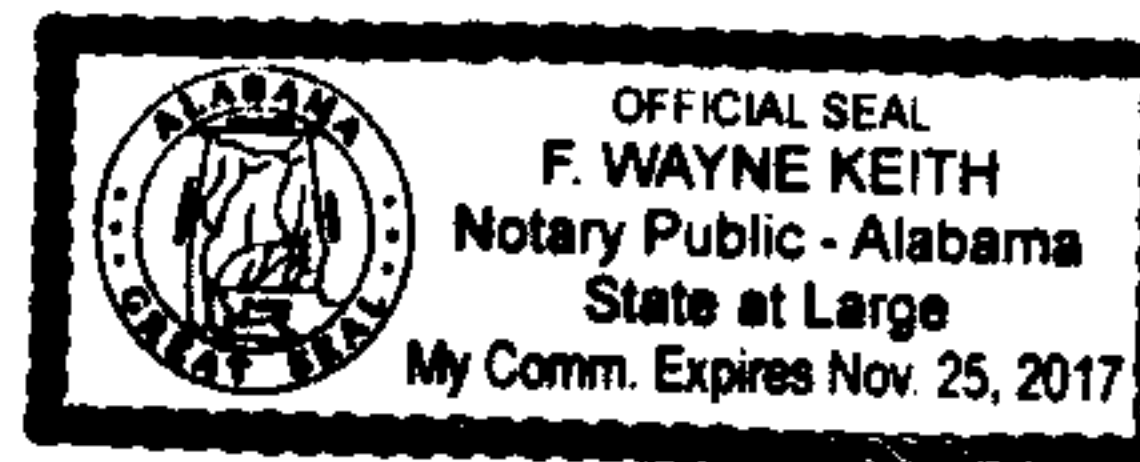
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Barry Thornton and Sherrie M. Thornton, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 27th day of June, 2016.



Notary Public

SEND TAX NOTICE TO:
Bobby L. Williams, Jr.
105 Rolling Rock Trail
Chelsea, Alabama 35043




Real Estate Sales Validation Form

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

Grantors' Name: Barry Thornton
Sherrie M Thornton

Mailing Address : 6011 Chelsea Road
Columbiana, AL 35051

Grantee's Name: Bobby L Williams Jr
Tawanna L Williams


20160706000234710 3/3 \$421.00
Shelby Cnty Judge of Probate: AL
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Mailing Address: 105 Rolling Rock Trail
Chelsea, AL 35043

Property Address: See legal description on Deed

Date of Transfer: June 27, 2016

Total Purchase Price \$400,000.00

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
x	Sales Contract	Other
x	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.

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: June 27, 2016

x

Sign 

verified by closing agent
F. Wayne Keith Attorney

RT-1