

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
James R Thompson and Pamela J
Thompson
7 Country Club Dr
Calera, AL 35040

WARRANTY DEED

20161025000391840

STATE OF ALABAMA

)

10/25/2016 10:17:02 AM

SHELBY COUNTY

)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Thirty Thousand And No/100 Dollars (\$230,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Roy H. Hadaway, a single person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James R Thompson and Pamela J Thompson (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 4, according to the Map and Survey of Country View Estates, recorded in Map Book 10, Page 36, in the Office of the Judge of Probate 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.


Two Hundred Eighteen Thousand Five Hundred And No/100 Dollars (\$218,500.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Roy H. Hadaway is the surviving grantee of that certain Warranty Deed recorded in Instrument #20070529000247110. The other grantee, June Anthony Hadaway is deceased, having died on or about May 9, 2015.

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 11, 2016.


Roy H. Hadaway

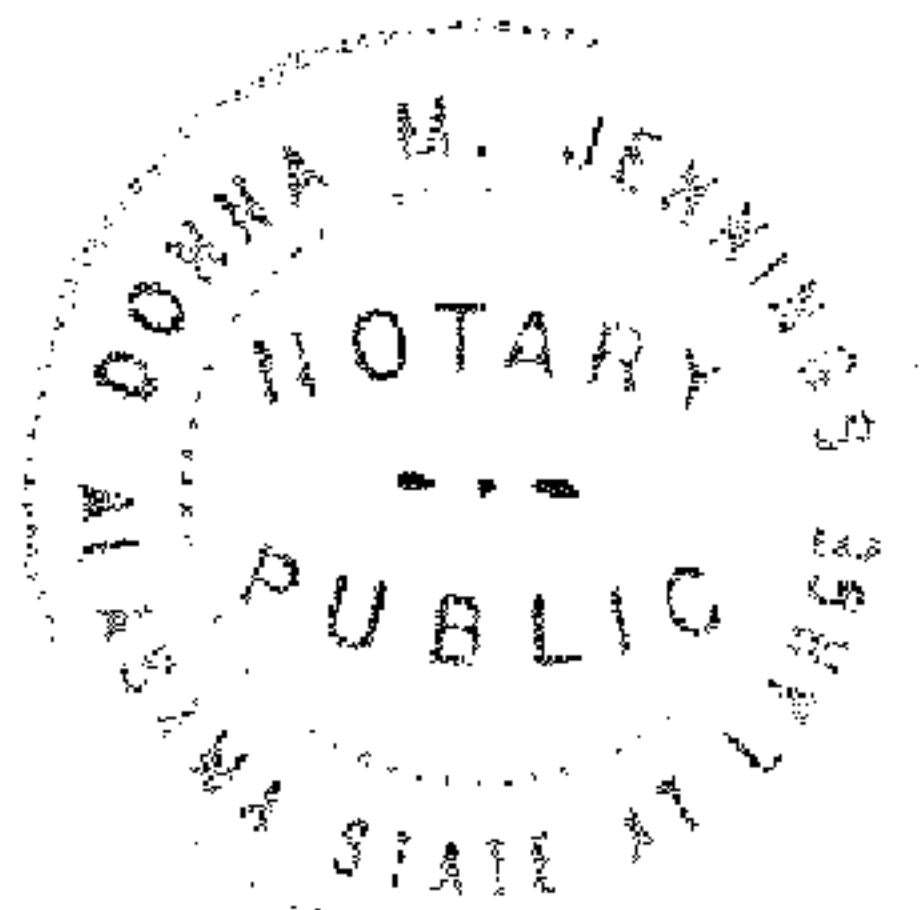
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Roy H. Hadaway 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 11th day of October 2016.


Notary Public

My commission expires: 4/30/2019



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20161025000391840 10/25/2016 10:17:02 AM DEEDS 2/2

Grantor's Name Roy H. Hadaway
Mailing Address 7 Country Club Dr
Calera, AL 35040

Grantee's Name James R Thompson and Pamela J
Thompson
Mailing Address 7 Country Club Dr
Calera, AL 35040

Property Address 7 Country Club Dr
Calera, AL 35040

Date of Sale October 11, 2016
Total Purchase Price \$230,000.00

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 - Roy H. Hadaway, 7 Country Club Dr, Calera, AL 35040.

Grantee's name and mailing address - James R Thompson and Pamela J Thompson, 7 Country Club Dr, Calera,
AL 35040.

Property address - 7 Country Club Dr, Calera, AL 35040

Date of Sale - October 11, 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.

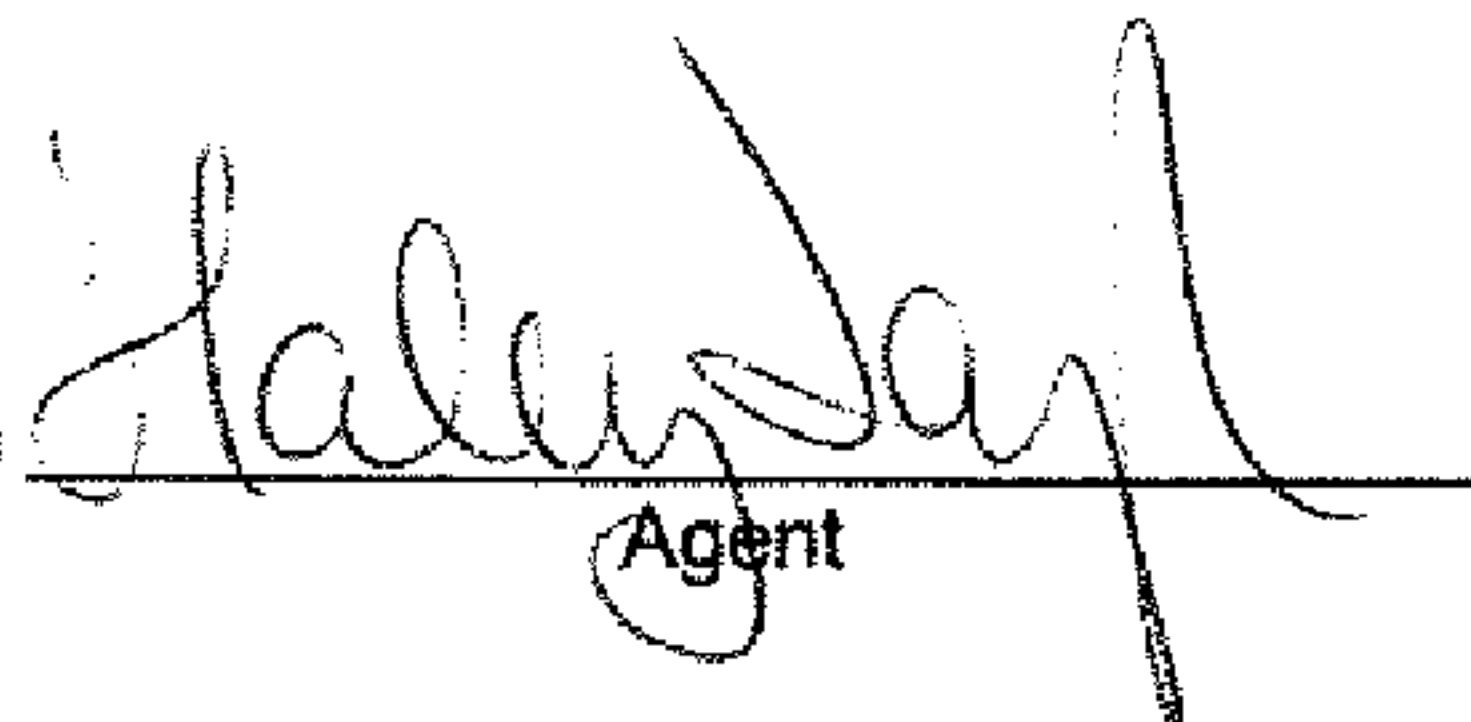
Actual Value - If the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: October 11, 2016

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/25/2016 10:17:02 AM
\$29.50 CHERRY
20161025000391840

