

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 475
Vestavia Hills, AL 35242
File No.: 2016242

Send Tax Notice To: Kyle Thomas Helmke
Bailey Kathleen Helmke
1559 Inverness Cove Lane
Hoover, AL 35242

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Nine Thousand Dollars and No Cents (\$189,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Shannon Michelle Lynch and Michael David Lynch, wife and husband** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kyle Thomas Helmke and Bailey Kathleen Helmke**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1559 Inverness Cove Lane, Hoover, AL 35242**; to wit;

LOT 111-A, ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE, PHASE 2, RESURVEY #1, AS RECORDED IN MAP BOOK 36, PAGE 110 A & B, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA.

Shannon Michelle Merting and Shannon Michelle Lynch are one and the same person.

Subject To:

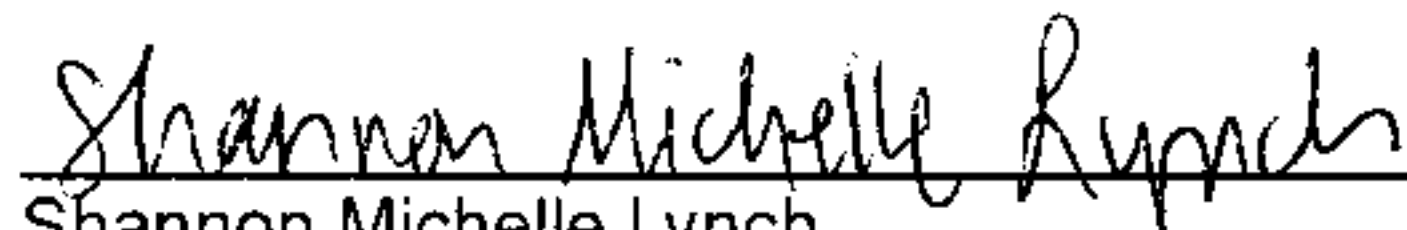
1. **Property Taxes for 2017, and subsequent years.**
2. **Easement for Alabama Power Company in Real 365, Page 785; Real 365, Page 819 and Inst. #1994/34517**
3. **Easement to the City of Hoover in #1998/24499**
4. **Right of Way to Alabama Power in Deed Volume 306, Page 10; Real 84, Page 298; Real 127, Page 54 and Real 3318, Page 27**
5. **Easement to the City of Hoover in Real 365, Page 871.**
6. **Covenants, Conditions and Restrictions set for in the Declaration of Protective Covenants, in #20050113000020870.**
7. **Minerals and mining rights not owned by Grantor.**

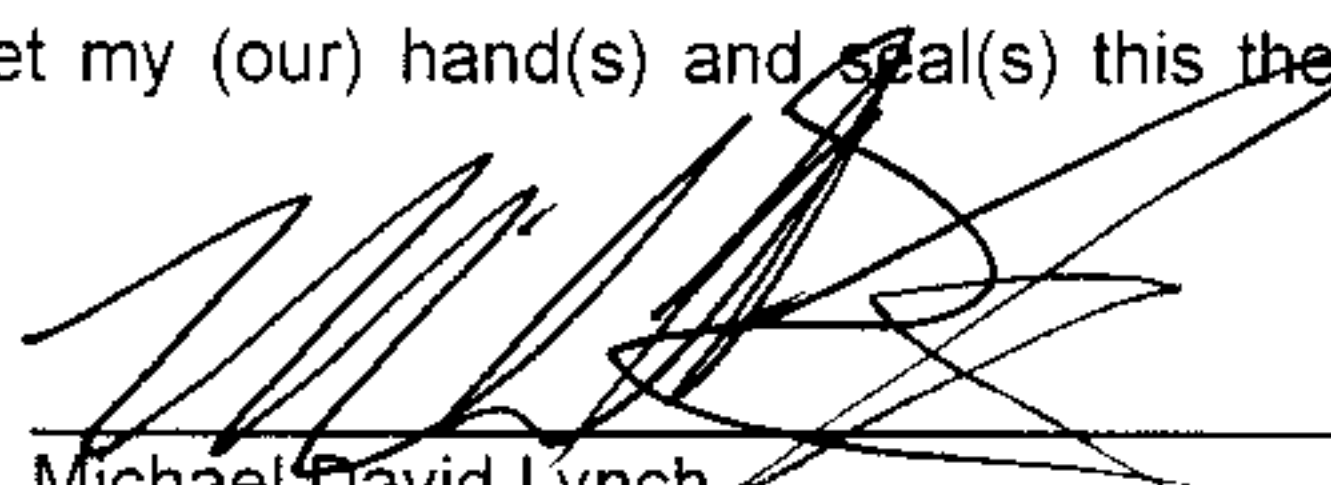
\$179,550.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of December, 2016.


Shannon Michelle Lynch


Michael David Lynch

Shelby County, AL 01/10/2017
State of Alabama
Deed Tax: \$9.50


20170110000007600 1/3 \$30.50
Shelby Cnty Judge of Probate, AL
01/10/2017 10:28:25 AM FILED/CERT

State of FLORIDA

County of Santa Rosa

I, Sarah Williams, a Notary Public in and for the said County in said State, hereby certify that Shannon Michelle Lynch and Michael David Lynch, 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 this the 27th day of December, 2016.

Sarah E. Williams
Notary Public, State of FLORIDA
Sarah Williams
My Commission Expires: 4/25/2020



20170110000007600 2/3 \$30.50
Shelby Cnty Judge of Probate, AL
01/10/2017 10:28:25 AM FILED/CERT

SMR
ML

Real Estate Sales Validation Form

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

Grantor's Name	Shannon Michelle Lynch Michael David Lynch	Grantee's Name	Kyle Thomas Helmke Bailey Kathleen Helmke
Mailing Address		Mailing Address	1559 Inverness Cove Lane Hoover, AL 35242
Property Address	1559 Inverness Cove Lane Hoover, AL 35242	Date of Sale	December 27, 2016
		Total Purchase Price	\$189,000.00
		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 - 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.

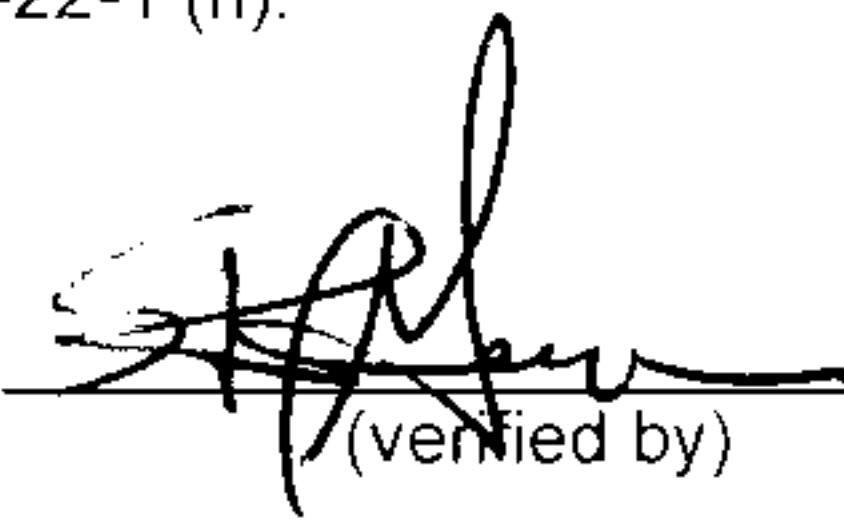
Date of Sale - the date on which interest to the property was conveyed.

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	December 20, 2016	Print	Shannon Michelle Lynch
☐ Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

