

Send tax notice to:
Donald Steven Sparks
Morgan Sparks
132 Seams Way
Alabaster, AL 35007
TVL1700006

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty One Thousand and 00/100 Dollars (\$221,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned John Michael Bradley and Rachel C. Bradley, husband and wife, whose mailing address is: 132 Seams Way, Alabaster, AL 35007 (hereinafter referred to as "Grantors"), by Donald Steven Sparks and Morgan Sparks (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 154, according to the Survey of Wynlake, Phase 4D, as recorded in Map Book 36, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$216,997.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors John Michael Bradley and Rachel C. Bradley have hereunto set their signatures and seals on February 24, 2017.


John Michael Bradley


Rachel C. Bradley

STATE OF ALABAMA
COUNTY OF Jefferson

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

Given under my hand and official seal this the 24th day of February, 2017




Notary Public
Print Name: Dana Wright McGowan
Commission Expires: 3/5/17

Real Estate Sales Validation Form

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

Grantor's Name	<u>Donald Steven Sparks</u>	Grantee's Name	<u>John Michael Bradley</u>
Mailing Address	<u>Morgan Sparks</u>	Mailing Address	<u>Rachel C. Bradley</u>
	<u>132 Seams Way</u>		<u>132 Seams Way</u>
	<u>Alabaster, AL 35007</u>		<u>Alabaster, AL 35007</u>
Property Address	<u>132 Seams Way</u>	Date of Sale	<u>2/24/2017</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price \$	<u>221,000.00</u>
		or	
		Actual Value	\$ <u> </u>
		or	
		Assessor's Market Value \$	<u> </u>

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 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 2-24-17

Print

Michelle Sparks

Unattested

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/28/2017 02:02:57 PM
\$25.50 CHERRY
20170228000069210

(verified by)

[Signature]

Form RT-1