

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Kathryn L. Hutto  
940 Ryecroft Road  
Pelham, Alabama 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

**Eugene Denny and his wife Charlot D. Denny**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Kathryn L. Hutto and Jacob N. Thomas**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

**Lot 11, in Block 3, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama**

\$166,250.00 of the proceeds come from a mortgage recorded simultaneously herewith.  
**Charlot D. Denny executes this deed solely in compliance with Alabama Code Section 6-10-3 and does not provide any warranty of title.**


- Subject to:
- (1) 2017 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

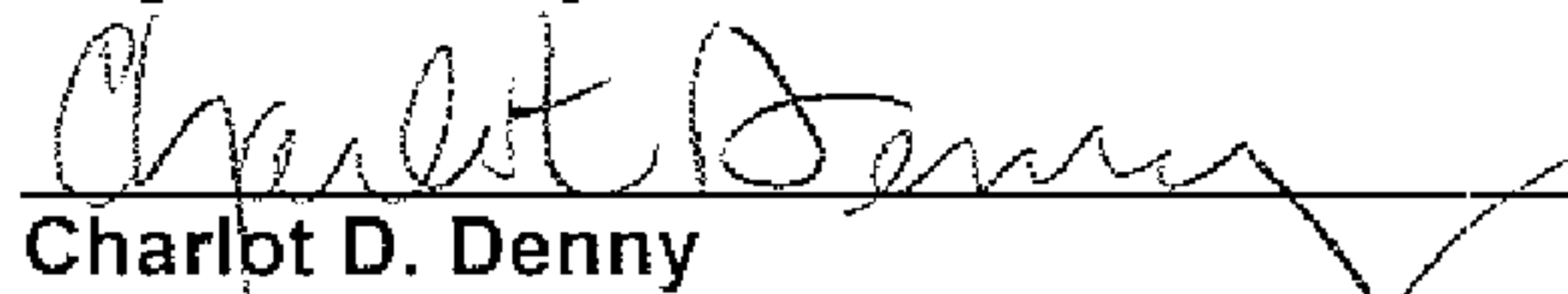
TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one 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.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seal, this **17th day of March,**

2017

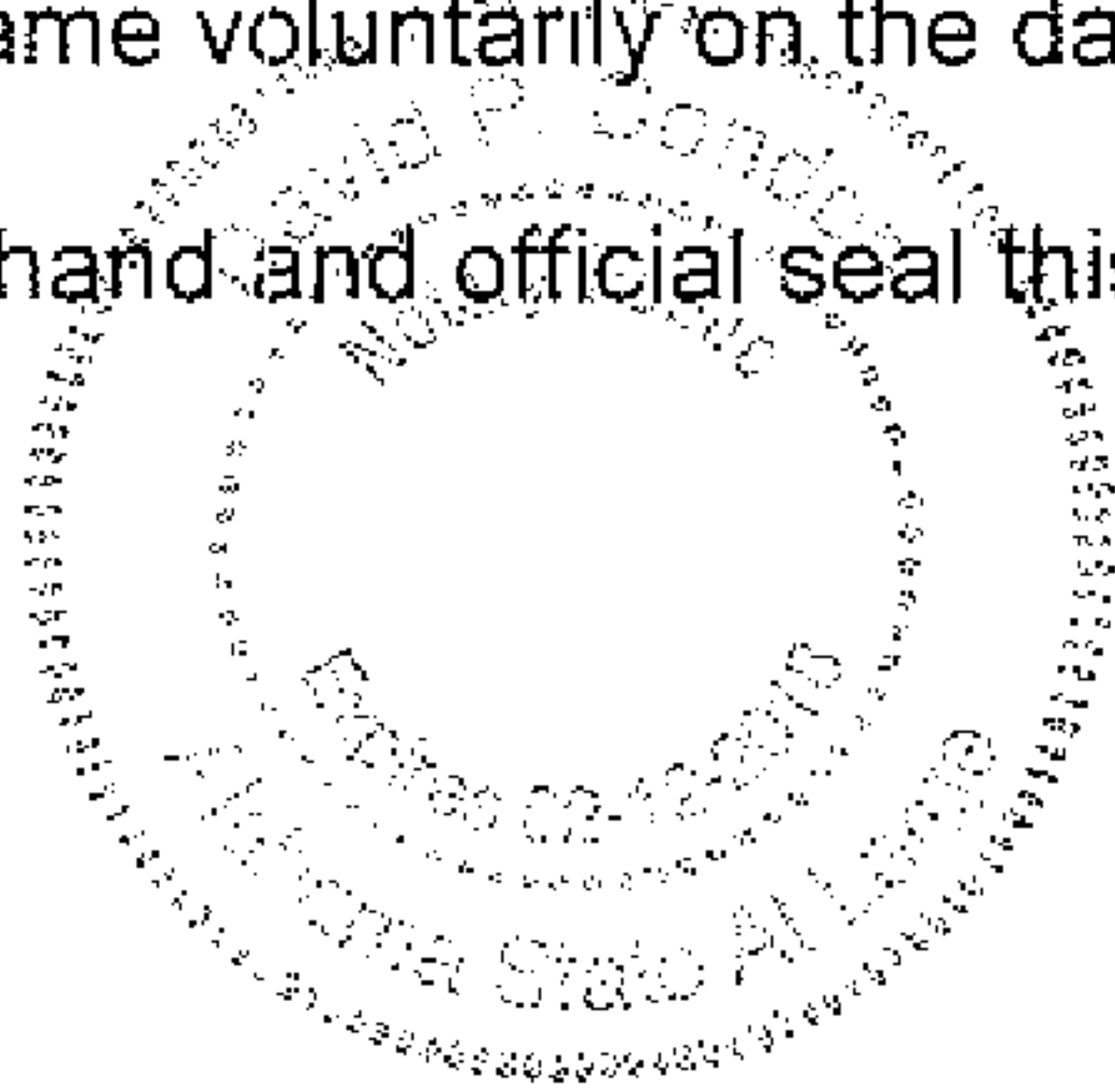
 (Seal)  
Eugene Denny

 (Seal)  
Charlot D. Denny

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Eugene Denny and Charlot D. Denny** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 official seal this **17th day of March, 2017**



  
Notary Public: **David P. Condon**  
My Commission Expires: **02/12/2018**

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Eugene Denny**

Date of Sale: **March 17th, 2017**

Mailing Address: **940 Ryecroft Road**

**Pelham, Alabama, 35124**

Total Purchase Price: **\$175,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$ \_\_\_\_\_

Property Address: **940 Ryecroft Road**

**Pelham, Alabama, 35124**

Grantee Name: **Kathryn L. Hutto**

Grantee Name: **Jacob N. Thomas**

Mailing Address: **purchasers add**

**purchasers city, purchasers state, purchaser zip**

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 \_\_\_\_\_

XX 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.

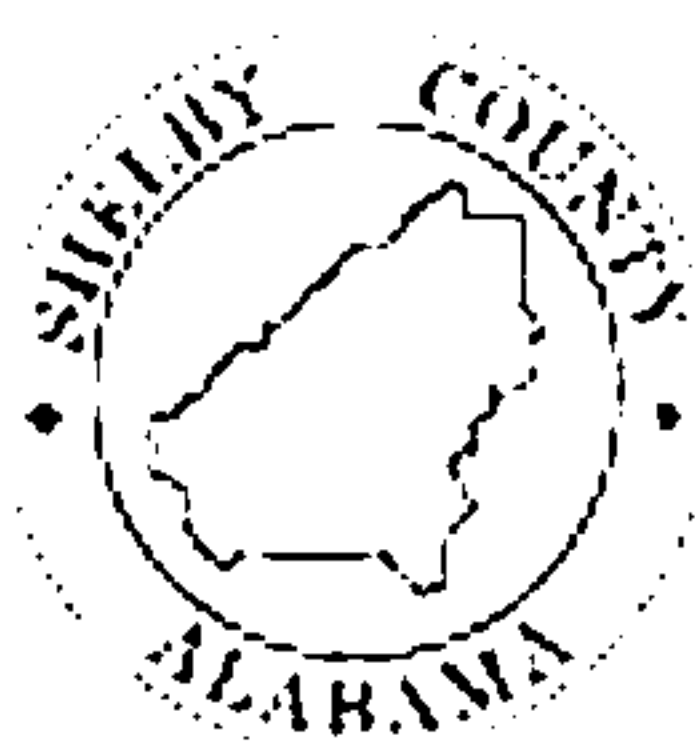
Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 Section 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 Section 40-22-1 (h).

Date: **March 17th, 2017** Print: *David Gordon*

\_\_\_\_ Unattested \_\_\_\_\_ Sign: *W. C. Cherry*  
(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/04/2017 02:28:50 PM  
\$27.00 CHERRY  
20170404000114030

*James W. Fuhrmeister*