

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

SEND TAX NOTICE TO:
Adam Todhunter and Lindsay Stamps
Todhunter
1009 Colonial Dr
Alabaster, AL 35007

WARRANTY DEED

20170530000187010
05/30/2017 11:29:26 AM
DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Ninety-Four Thousand Nine Hundred And No/100 Dollars (\$194,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Steven R. Braswell, a married man and Vondra F. Vanderdray, a single woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Adam Todhunter and Lindsay Stamps Todhunter (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 88, according to the Map and Survey of Navajo Hills, Ninth Section, recorded in Map Book 10, Page 84 A & B, 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.

Subject to a third party mortgage in the amount of \$201,331.00 executed and recorded simultaneously herewith.

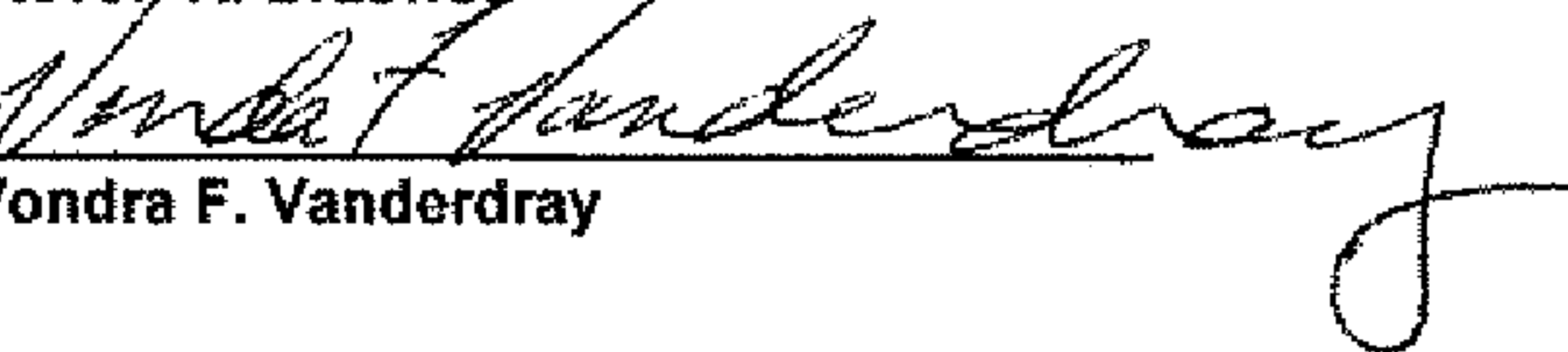
The property herein conveyed does not constitute the homestead of Steven R. Braswell, the Grantor, nor that of his spouse.

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 May 24, 2017.


Steven R. Braswell


Vondra F. Vanderdray

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Steven R. Braswell and Vondra F. Vanderdray 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 24th day of May, 2017.


Notary Public
My commission expires:

FILE NO.: TS-1701022



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Steven R. Braswell and Vondra F. Vanderdray	Grantee's Name	Adam Todhunter and Lindsay Stamps Todhunter
Mailing Address	_____	Mailing Address	129 Sharpe Street Sterrett, AL 35147
Property Address	1009 Colonial Dr Alabaster, AL 35007	Date of Sale	May 24, 2017
		Total Purchase Price	\$194,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Steven R. Braswell and Vondra F. Vanderdray, . .

Grantee's name and mailing address - Adam Todhunter and Lindsay Stamps Todhunter, 129 Sharpe Street, Sterrett, AL 35147.

Property address - 1009 Colonial Dr, Alabaster, AL 35007

Date of Sale - May 24, 2017.

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: May 24, 2017

Sign _____

Agent

20170530000187010 05/30/2017 11:29:26 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/30/2017 11:29:26 AM
\$19.00 CHARITY
20170530000187010

TS-1701022

A handwritten signature in black ink, appearing to be 'J. Fuhrmeister'.