

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Michael Francis Narveson and Michelle
Narveson
1000 Highway 95
Helena, AL 35080

WARRANTY DEED

20210217000079960
02/17/2021 02:06:59 PM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Nine Hundred Seventy Thousand And No/100 Dollars (\$970,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Delton L. Clayton and Julie Clayton, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael Francis Narveson and Michelle Narveson (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 1, Clayton O'Neal Subdivision, recorded in Map Book 53, Page 50, in the Probate Office 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 \$873,000.00 executed and recorded simultaneously herewith.

Delton L. Clayton is one and the same as Delton Lane Clayton who acquired title under Instrument Number 2001-55849, recorded on December 19, 2001 in the Office of the Judge of Probate of Shelby County, Alabama.

Julie Clayton is one and the same as Julie Stipe Clayton who acquired title under Instrument Number 2001-55849, recorded on December 19, 2001 in the Office of the Judge of Probate of Shelby County, Alabama.

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 February 12, 2021.

Delton L. Clayton
Delton L. Clayton

Julie Clayton
Julie Clayton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delton L. Clayton and Julie Clayton 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 on this 12th day of February, 2021.

Courtney Snow Carter
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name	Delton L. Clayton and Julie Clayton	Grantee's Name	Michael Francis Narveson and Michelle Narveson
Mailing Address	107 Davis Acres Dr. Alpine, AL 35014	Mailing Address	1000 Highway 95 Helena, AL 35080
Property Address	1000 Highway 95 Helena, AL 35080	Date of Sale	February 12, 2021
		Total Purchase Price	\$970,000.00
		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 - Delton L. Clayton and Julie Clayton, 107 Davis Acres Dr., Alpine, AL 35014.

Grantee's name and mailing address - Michael Francis Narveson and Michelle Narveson, 1000 Highway 95, Helena, AL 35080.

Property address - 1000 Highway 95, Helena, AL 35080

Date of Sale - February 12, 2021.


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: February 12, 2021

Sign 
Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/17/2021 02:06:59 PM
 \$125.00 CHARITY
 20210217000079960

Alvin S. Bevil