

This instrument prepared by:
The Law Offices of Pamela C. Massey
2201 Arlington Avenue
Birmingham, AL 35205

Send Tax Notice to:
William & Maxine R. Bond
1580 Highway 1
Bessemer, AL 35022

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

VALUE:

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN AND NO/100TH (\$10.00) Dollars and other good and valuable consideration** to the undersigned grantor (whether one or more), in hand paid by the grantee herein the receipt whereof is acknowledged, WE,

William Bond, a married man,
and

Maxine R. Bond, a married woman,

(herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto

William Bond and Maxine R. Bond, his wife,

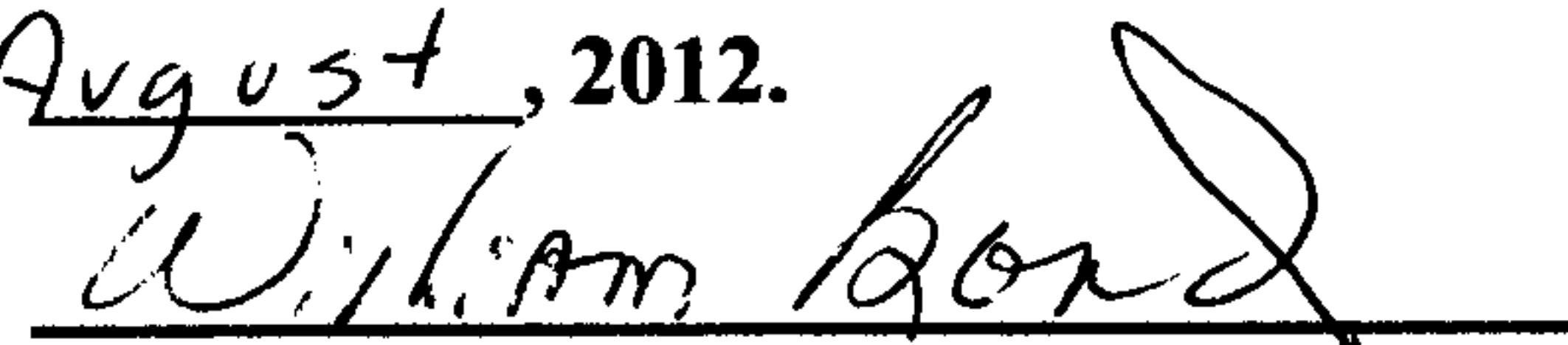
(herein referred to as grantees, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

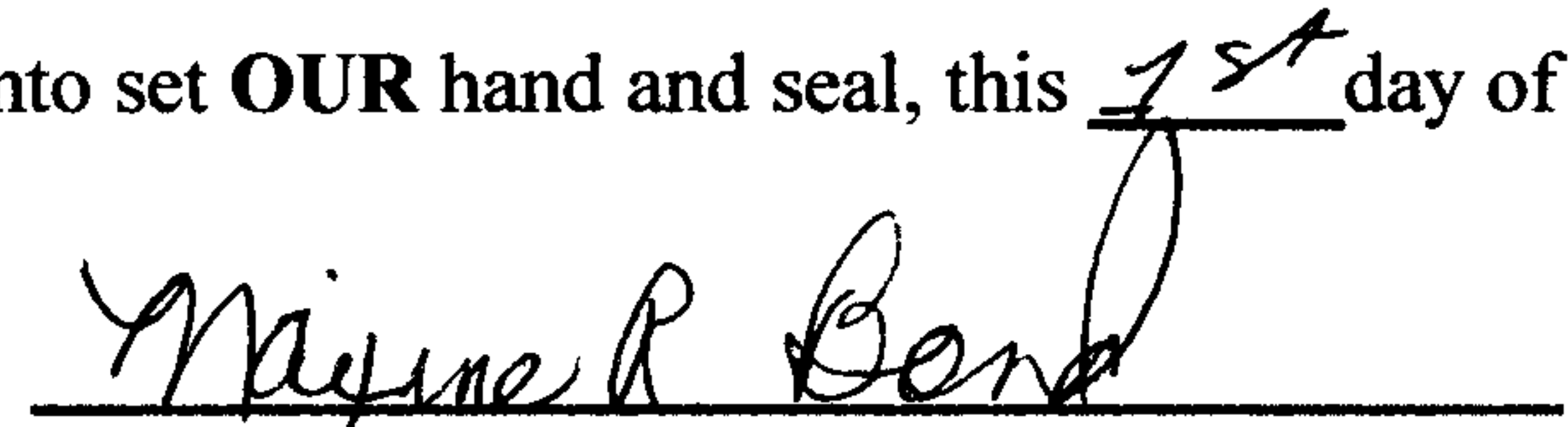
Lot 2, According to the Survey of Amended Map of Katie Lee Survey, as recorded in Map Book 28, Page 142, in the Probate Office of Shelby County, Alabama.
Subject to easements, restrictions, and rights of way or record.

TO HAVE AND TO HOLD, To the said GRANTEES as joint tenants with right of survivorship.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand and seal, this 1st day of August, 2012.


William Bond, a married man

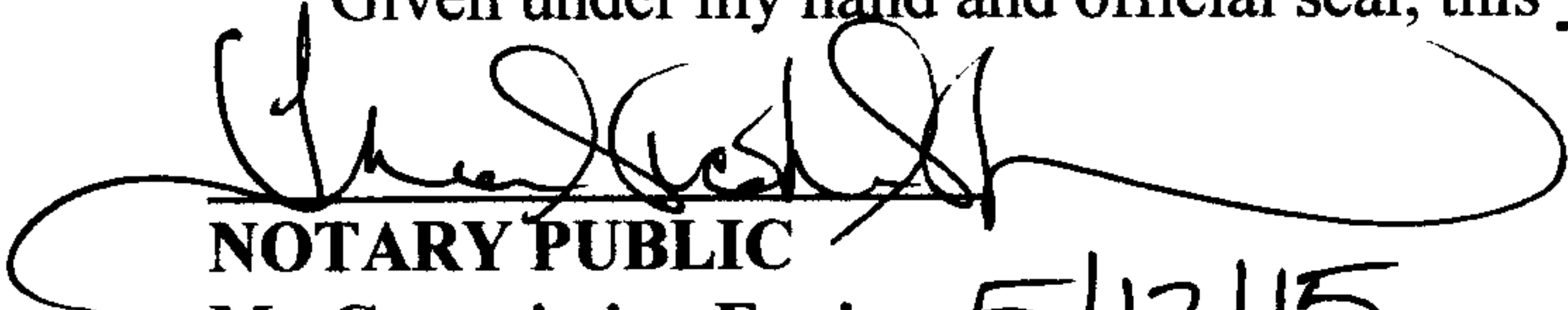

Maxine R. Bond, a married woman

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Bond, and Maxine R. Bond**, whose names are signed to the foregoing conveyance, and who are known to me, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of August, 2012.


NOTARY PUBLIC

My Commission Expires: 5/12/15



20120803000282940 2/3 \$193.00
Shelby Cnty Judge of Probate, AL
08/03/2012 08:10:38 AM FILED/CERT



20120803000282940 3/3 \$193.00
Shelby Cnty Judge of Probate, AL
08/03/2012 08:10:38 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name William Bond
Mailing Address 1580 Hwy 1
Bess. Ala 35022

Grantee's Name William Bond
Mailing Address Maxine Bond
1580 Hwy 1
Bess. Ala 35022

Property Address 1580 Hwy 1
Bess. Ala 35022

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 350,000.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other

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 8/2/12

Unattested

(verified by)

Print William Bond

Sign William Bond

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1