

Send tax notice to Emily Menard, 5036 Little Turtle Dr., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, LLC., 2803 Greystone Commercial Blvd.
Birmingham, Al. 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred ninety-seven thousand and no/100 (\$197,000.00)** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Henrietta W. Davis and her husband Charles E. Davis, Jr.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Emily N. Menard and Steve A. Menard, Jr.

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, to-wit:

Lot 11, Block 5, according to the Survey of Lincoln Park, as recorded in Map Book 3, page 145, in the Office of the Judge of Probate of Shelby County, Alabama.

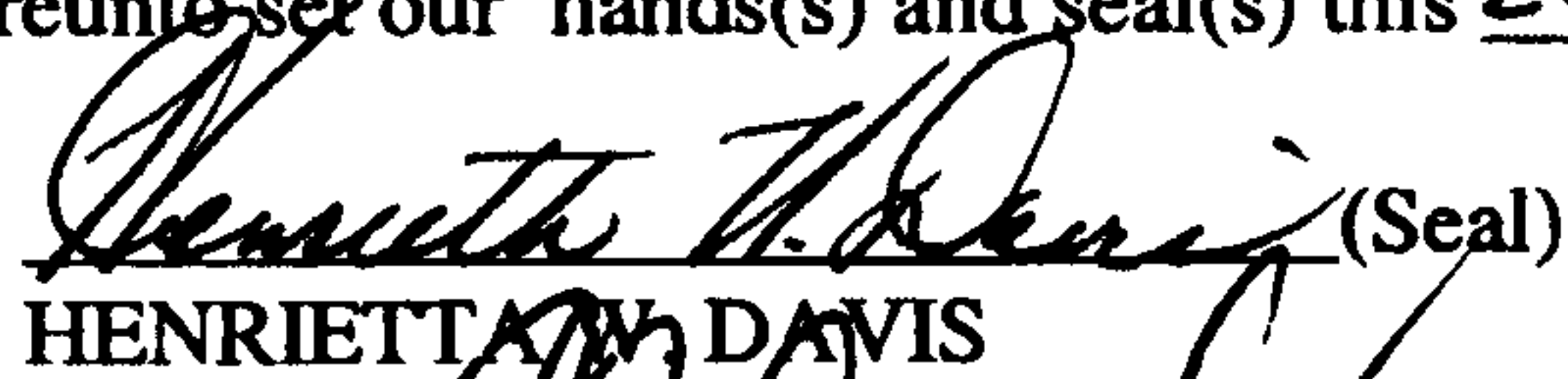
Subject to: All easements, restrictions and rights of way of record.

\$193,431.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said 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 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 (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hands(s) and seal(s) this 25th day of June, 2012.

 (Seal)
HENRIETTA W. DAVIS

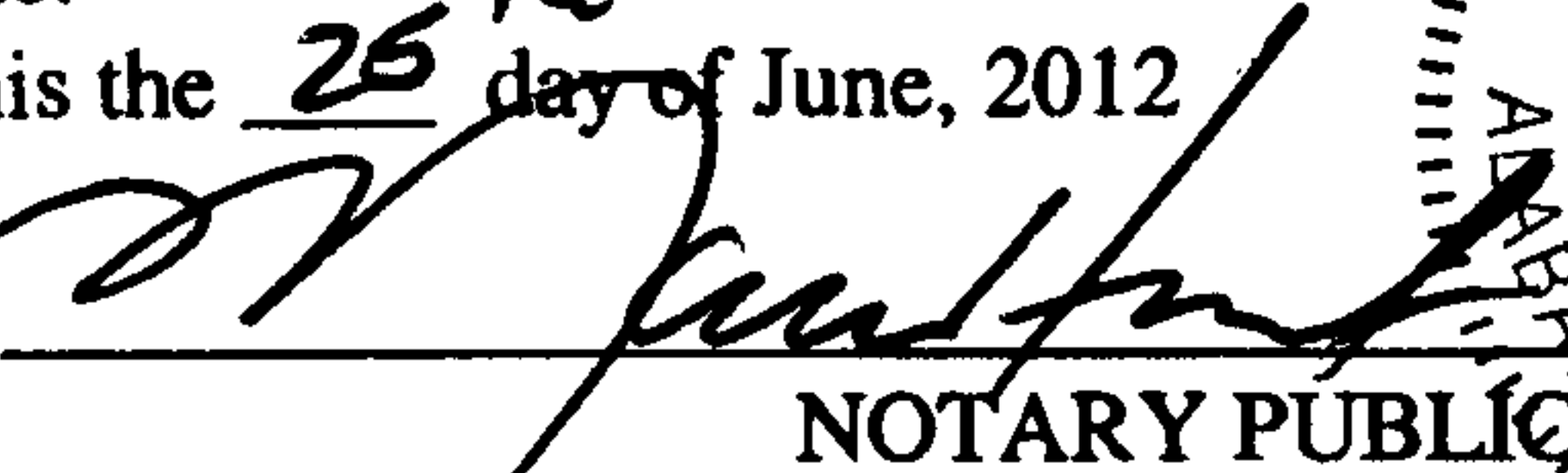
State of ALABAMA
County of SHELBY

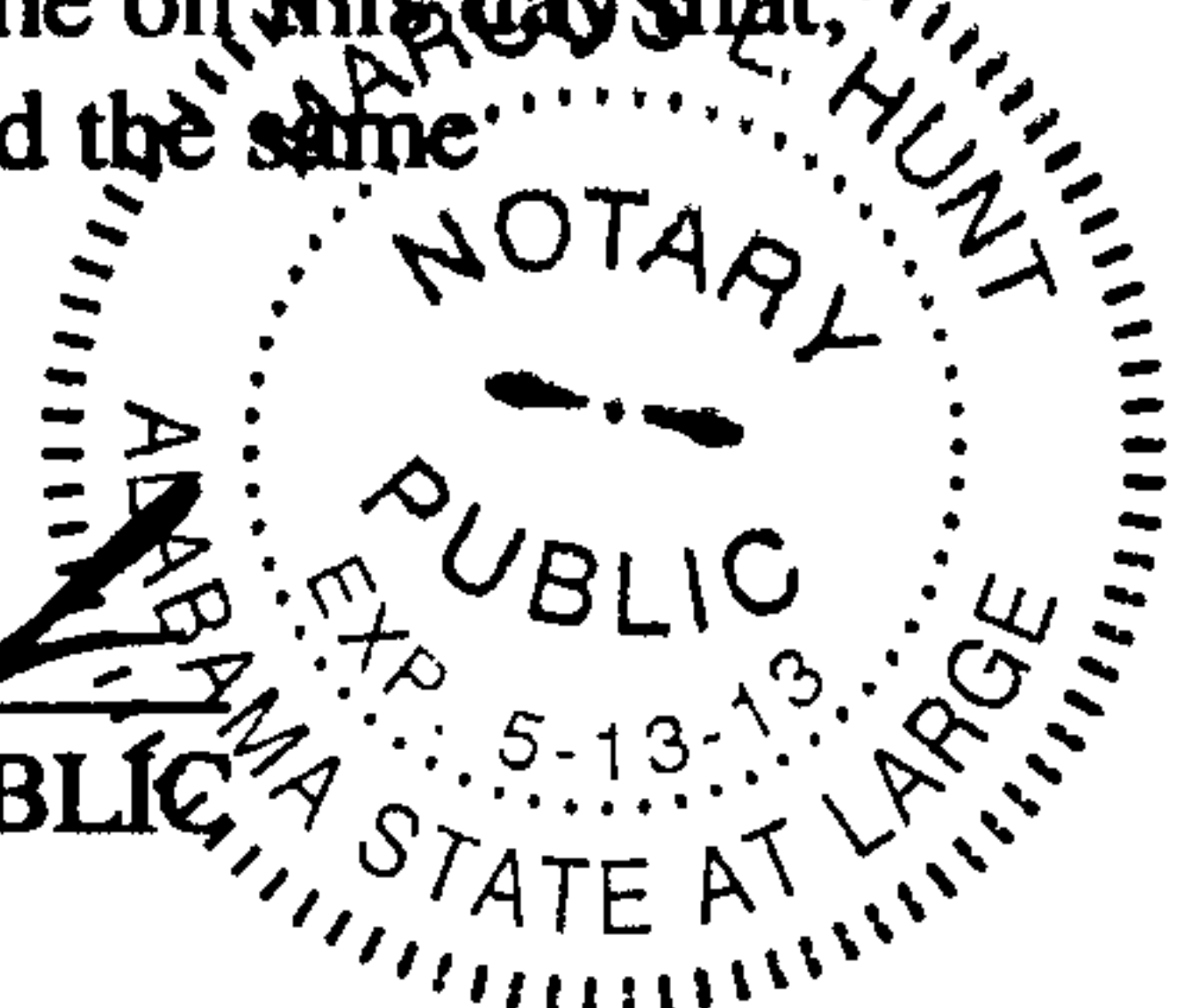
 (Seal)
CHARLES E. DAVIS, JR.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henrietta W. Davis and her husband Charles E. Davis, Jr. whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2012

My commission expires:

 NOTARY PUBLIC




20120820000309360 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/20/2012 02:54:10 PM FILED/CERT

Shelby County, AL 08/20/2012
State of Alabama
Deed Tax: \$4.00

12-136

Real Estate Sales Validation Form

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

Grantor's Name Henrietta Davis
 Mailing Address _____

Grantee's Name Emily Menard
 Mailing Address 5036 Little Turtle Dr
Birmingham, AL 35242

Property Address 5036 Little Turtle Dr
Birmingham AL 35242

Date of Sale _____
 Total Purchase Price \$ 197,000
 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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____


 20120820000309360 2/2 \$19.00
 Shelby Cnty Judge of Probate, AL
 08/20/2012 02:54:10 PM FILED/CERT

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 8/20/12

Print _____

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1