

# WARRANTY DEED

20121008000384580 1/2 \$26.50  
Shelby Cnty Judge of Probate, AL  
10/08/2012 11:34:38 AM FILED/CERT

This Instrument Was Prepared By:

Luke A. Henderson, Esq.  
Bynum & Henderson, LLC  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:

Steven B. Kilpatrick  
Ryan Kilpatrick  
2710 Wellington Circle  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SEVENTY SEVEN THOUSAND DOLLARS 00/100 (\$177,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **James M. Rhodes** and wife, **Elizabeth H. Rhodes**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Steven B. Kilpatrick** and **Ryan Kilpatrick** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 14, according to the Survey of Chanda Terrace, Fourth Sector, as recorded in Map Book 12, Page 99, in the Probate Office of Shelby County, Alabama.**

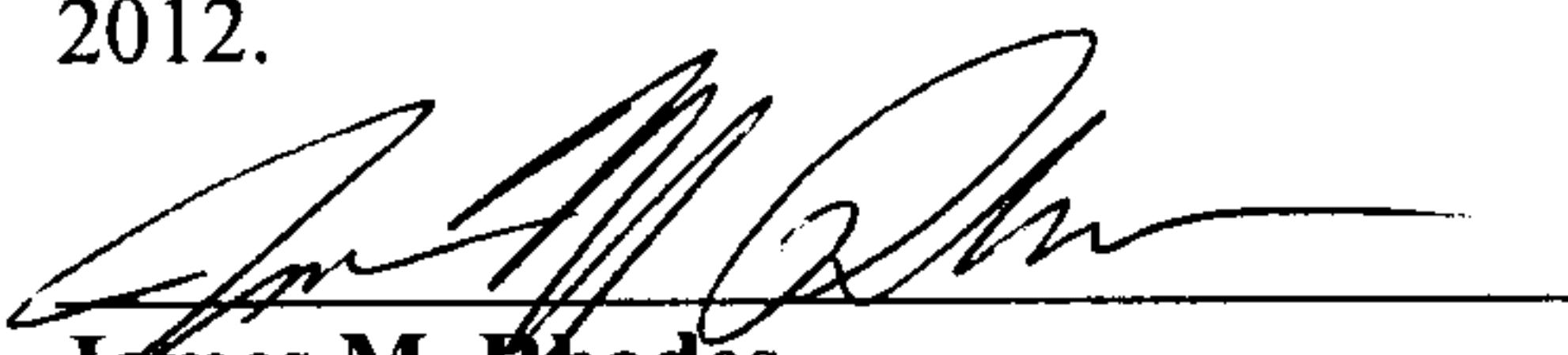
\$165,852.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

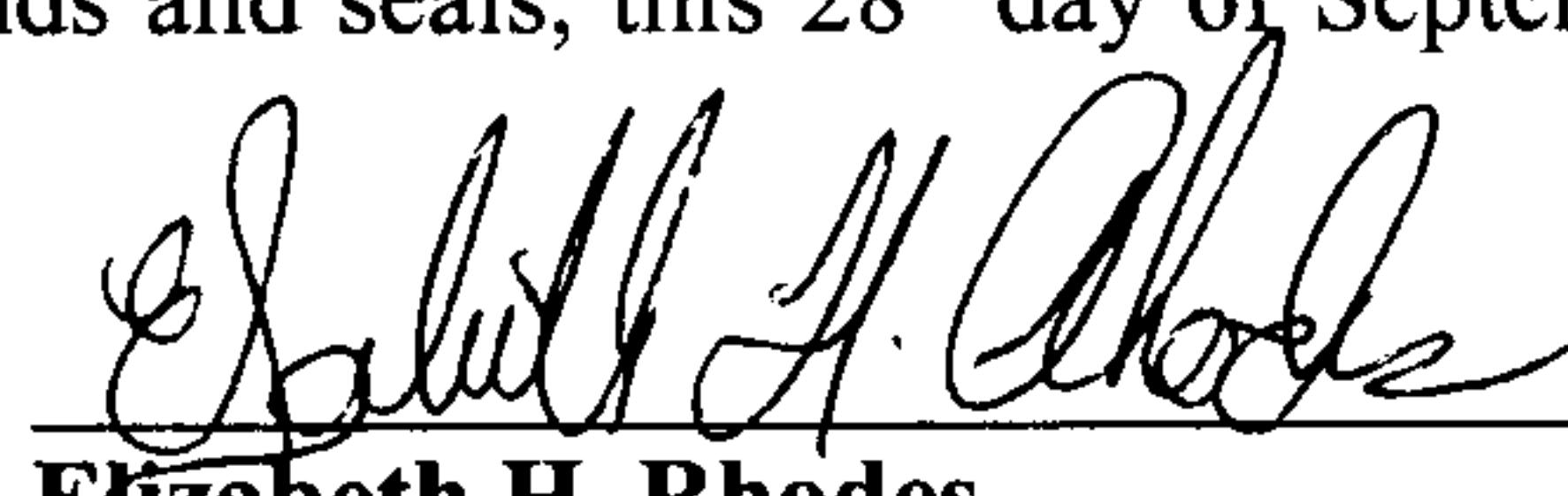
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 and seals, this 28<sup>th</sup> day of September, 2012.

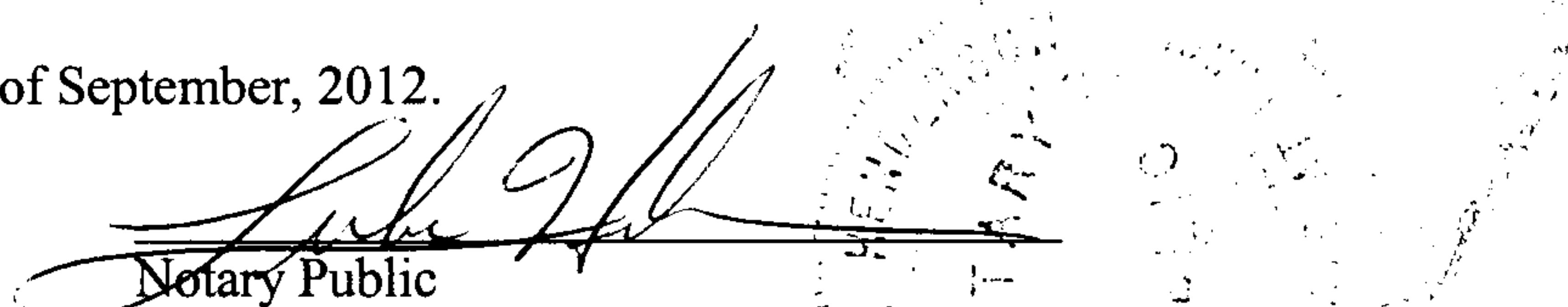
  
James M. Rhodes

  
Elizabeth H. Rhodes

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **James M. Rhodes** and wife, **Elizabeth H. Rhodes** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 28<sup>th</sup> day of September, 2012.

  
Notary Public

My Commission Expires: 7/26/16



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## Real Estate Sales Validation Form

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

Grantor's Name James M. Rhodes  
Mailing Address 3009 Lenox Circle  
Hoover, AL 35242

Grantee's Name Steven B. Kilpatrick  
Mailing Address 2710 Wellington Circle  
Pelham, AL 35124

Property Address 2710 Wellington Circle  
Pelham, AL 35124

Date of Sale 10/3/12  
Total Purchase Price \$ 177,000  
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

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 10/3/12

Print Luke Henderson

Unattested

Sign Luke Henderson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one