

Send Tax Notice To: William Hunter Randa and Jennifer Randa
323 Forest Lakes Drive
Sterrett, AL 35147

WARRANTY DEED
Joint Tenancy With Right of Survivorship

20121126000449810 1/2 \$74.50
Shelby Cnty Judge of Probate, AL
11/26/2012 03:25:00 PM FILED/CERT

State Of Alabama
County Of Shelby

}

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 dollars (10.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, William Hunter Randa and Jennifer Sheffield Randa, husband and wife (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **William Hunter Randa and Jennifer Sheffield Randa** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 689, according to the Survey of Forest Lakes 12th Sector, a Subdivision for Single Family Residences, as recorded in Map Book 34, Page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

This deed is being executed to add the spouse of the current owner.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

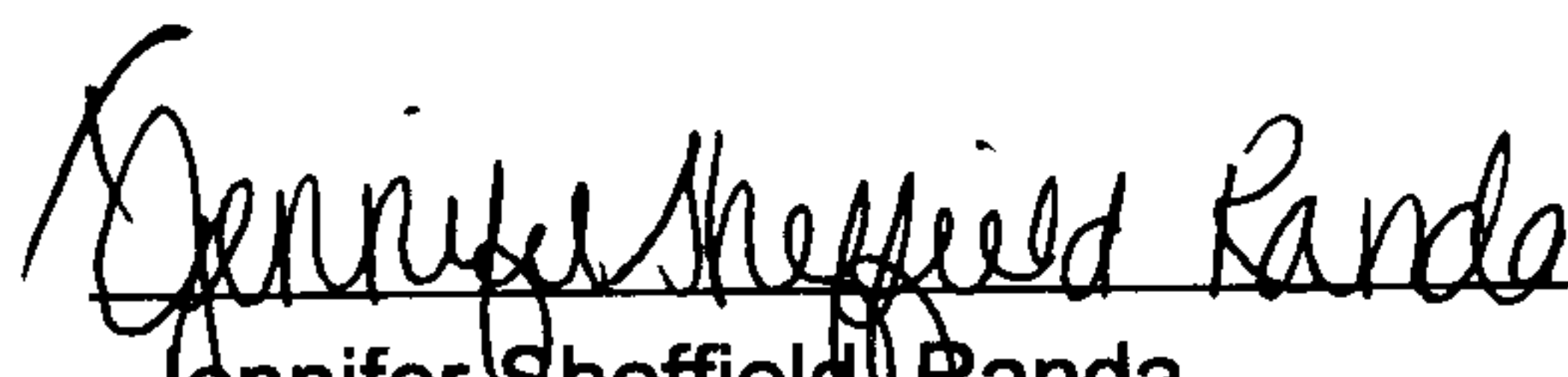
IN WITNESS WHEREOF I (we) have set my (our) hand(s) and seal(s), this 9th day of November, 2012.

(Seal)


William Hunter Randa

(Seal)

(Seal)


Jennifer Sheffield Randa

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

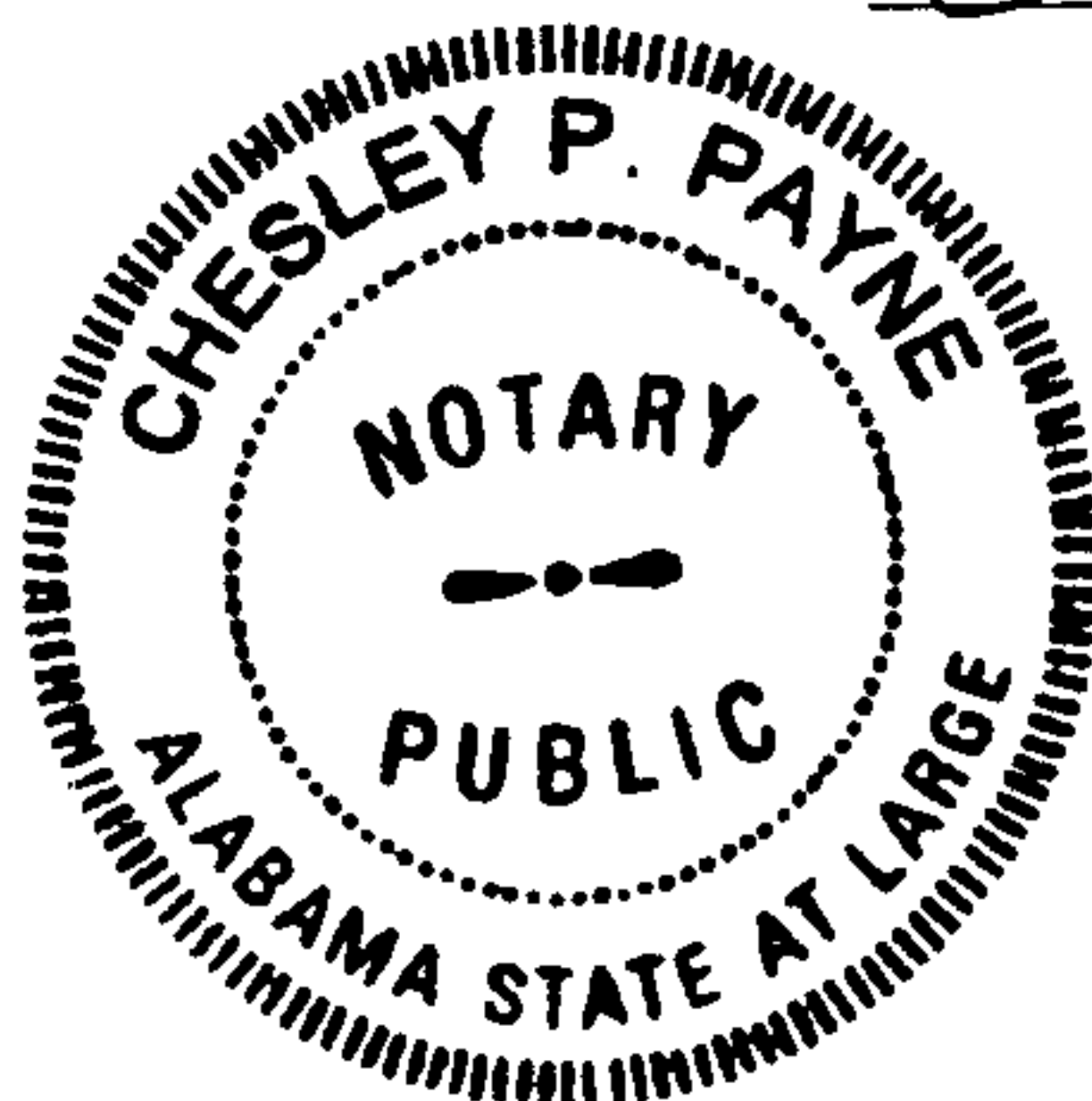
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I, Chesley P. Payne, a Notary Public in and for the said County, in said State, hereby certify that whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, she or they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of November, 2012.

File No: 20120504


Chesley P. Payne, Notary Public
My Commission Expires 8/22/15



Shelby County, AL 11/26/2012
State of Alabama
Deed Tax: \$59.50

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 HUNTER RANDA
Mailing Address JENNIFER SHEFFIELD RANDA
323 Forest Lakes Drive
Sterrett, Alabama 35147

Grantee's Name WILLIAM HUNTER RANDA
Mailing Address JENNIFER SHEFFIELD RANDA
323 Forest Lakes Drive
Sterrett, Alabama 35147

Property Address 323 Forest Lakes Drive
Sterrett, Alabama 35147

Date of Sale November 9, 2012
Total Purchase Price \$0.00
or
Actual Value \$ 118500.00 (per tax assessor)
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 Adding Spouse-Paying tax on 1/2 of tax
☐ Closing Statement Value or \$59,250.00

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 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 11/09/12

WILLIAM HUNTER RANDA and
JENNIFER SHEFFIELD RANDA

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

