

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine Tree Circle  
Vestavia Hills, Alabama 35243

SEND TAX NOTICE TO:  
Frank Shannon Catron, Jr.  
140 Dogwood Trail  
Alabaster, AL 35007

## WARRANTY DEED

### Joint Tenants With Right of Survivorship

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of **One Hundred Sixty-Six Thousand and 00/100 Dollars (\$166,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

**Robert G. Flanders and Barbara Flanders, Husband and Wife**

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

**Frank Shannon Catron, Jr. And Marjorie Lynne Catron**

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

**Lot 9, according to the Survey of Park Forest, 5<sup>th</sup> Sector, as recorded in Map Book 17, Page 91 in the Probate Office of Shelby County, Alabama.**

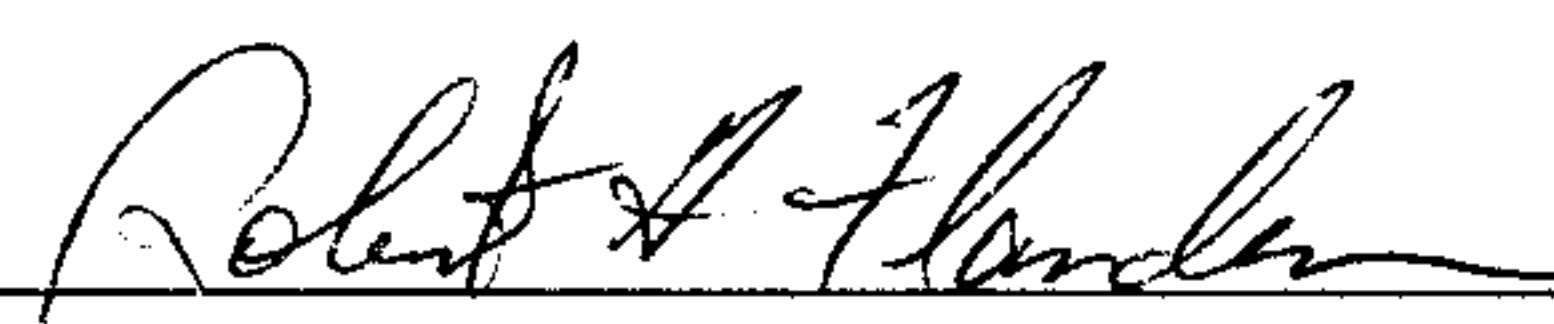
Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditions and restrictions of record.

**\$132,800.00** of the consideration was paid from a mortgage loan 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 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 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 noted 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 set our hands and seals, this the 27<sup>th</sup> day of February, 2013.

  
Robert G. Flanders

  
Barbara Flanders

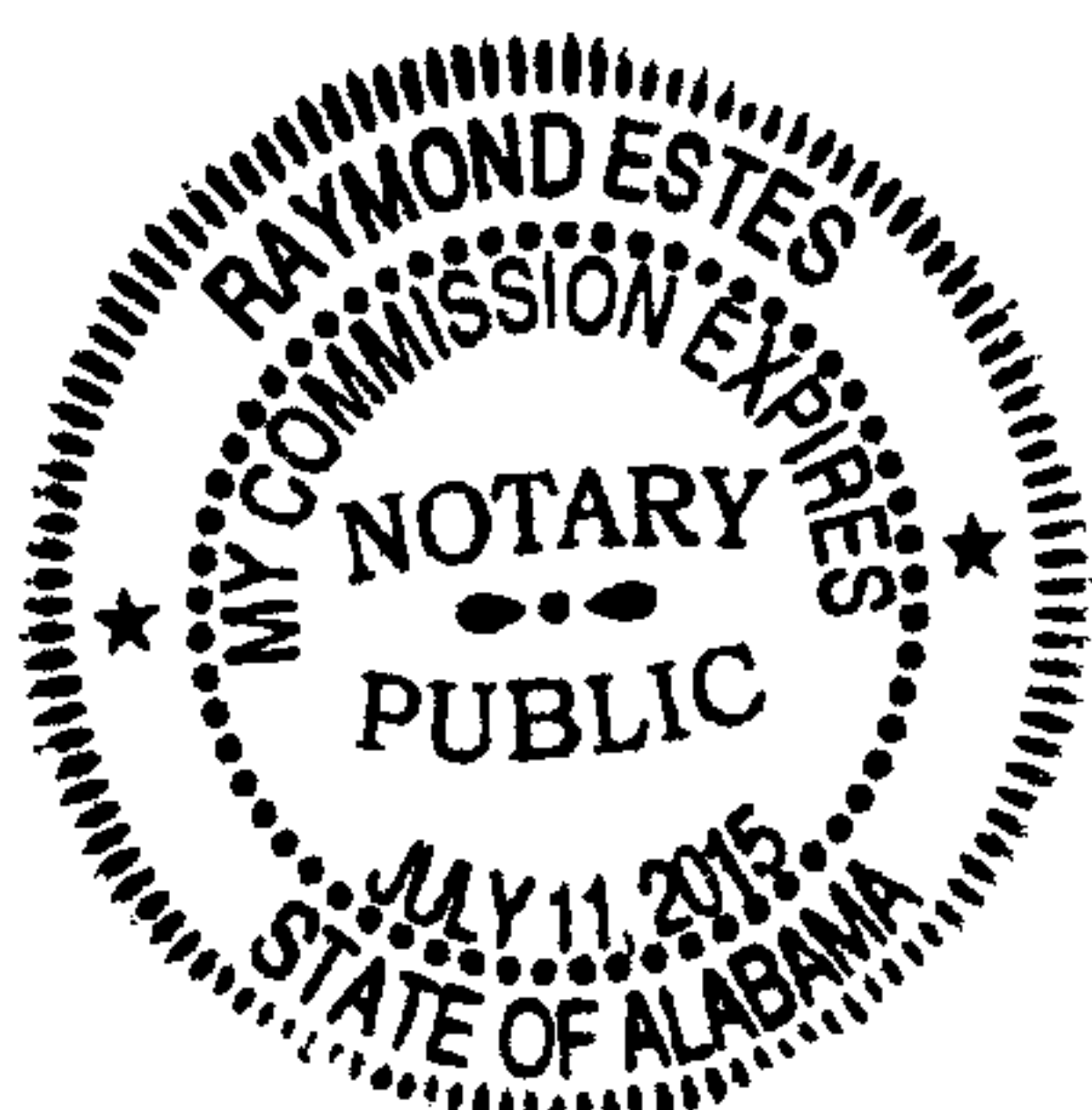
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

  
20130306000092590 1/2 \$48.50  
Shelby Cnty Judge of Probate, AL  
03/06/2013 10:57:36 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert G. Flanders and Barbara Flanders 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 this 27<sup>th</sup> day of February, 2013.



  
Notary Public  
My Commission Expires: 5/11/15

Shelby County, AL 03/06/2013  
State of Alabama  
Deed Tax: \$33.50

130051

## Real Estate Sales Validation Form

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

Grantor's Name: Robert G. Flanders  
Barbara Flanders

Grantee's Name: Frank Shannon Catron, Jr.  
Marjorie Lynne Catron

Mailing Address: 140 Dogwood Trail  
Alabaster, AL 35007

Mailing Address: 1053 Little Sorrell Dr  
Calera, AL

Property Address: 140 Dogwood Trail  
Alabaster, AL 35007

Date of Sale: 2/27/13

Total Purchase Price: \$ 166,000.00

OR Actual Value: \$ \_\_\_\_\_

OR Assessor's Value: \$ \_\_\_\_\_

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: FEB 27 2013

Print Name: BARBARA FLANDERS

Signature: Barbara Flanders

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested \_\_\_\_\_

(Verified by)



20130306000092590 2/2 \$48.50  
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13-0051