

This Instrument Prepared By:
Stewart & Associates, P.C.
3595 Grandview Parkway #645
Birmingham, AL 35243
NTC1300025

Send Tax Notice To:
Thomas W. Repass, Jr.
Dalonda S. Repass
1009 Dublin Way
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 Dollars (\$185000.00)** to the undersigned **Thornton New Home Sales, Inc.**, an Alabama corporation ("Grantor"), in hand paid by **THOMAS W. REPASS, JR. AND DALONDA S. REPASS** ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Grantees, as joint tenants with rights of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 56, according to the Map and Survey of Dunnivant Square, as recorded in Map Book 39, Page 119 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2013 and all subsequent years thereafter; (2) Mineral and mining rights not owned by Grantor; (3) The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration which is incorporated herein by reference in its entirety in Map Book 39 page 119 A, B, and C and Inst. #20080328000125360 and Inst. # 20070410000164500 in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives, releases and forever discharges Grantor, its officers, agents, employees, directors, shareholders, partners, contractors, subcontractors, mortgagees and each of their respective successors and assigns, for any and all liability claims and causes of action of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of or arising out of any past, present or future soil, surface and/or subsurface conditions, known or unknown, (including without limitation, radon, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property.

TO HAVE AND TO HOLD, to the said Grantee, 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 Grantee 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 Grantee herein shall take as tenants in common

IN WITNESS WHEREOF, the said Thornton New Home Sales, Inc., an Alabama corporation, by its SALES MANAGER, ANTHONY B. BIRK, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of February, 2013.

THORNTON NEW HOME SALES, INC., AN
ALABAMA CORPORATION

By: 
ANTHONY B. BIRK
SALES MANAGER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County and State, hereby certify that ANTHONY B. BIRK, whose name as SALES MANAGER of THORNTON NEW HOME SALES, INC., an Alabama corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 13th day of February, 2013



Notary Public
My Commission Expires:

[SEAL]


20130319000114980 2/3 \$27.50
Shelby Cnty Judge of Probate, AL
03/19/2013 02:49:51 PM FILED/CERT



Real Estate Sales Validation Form

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

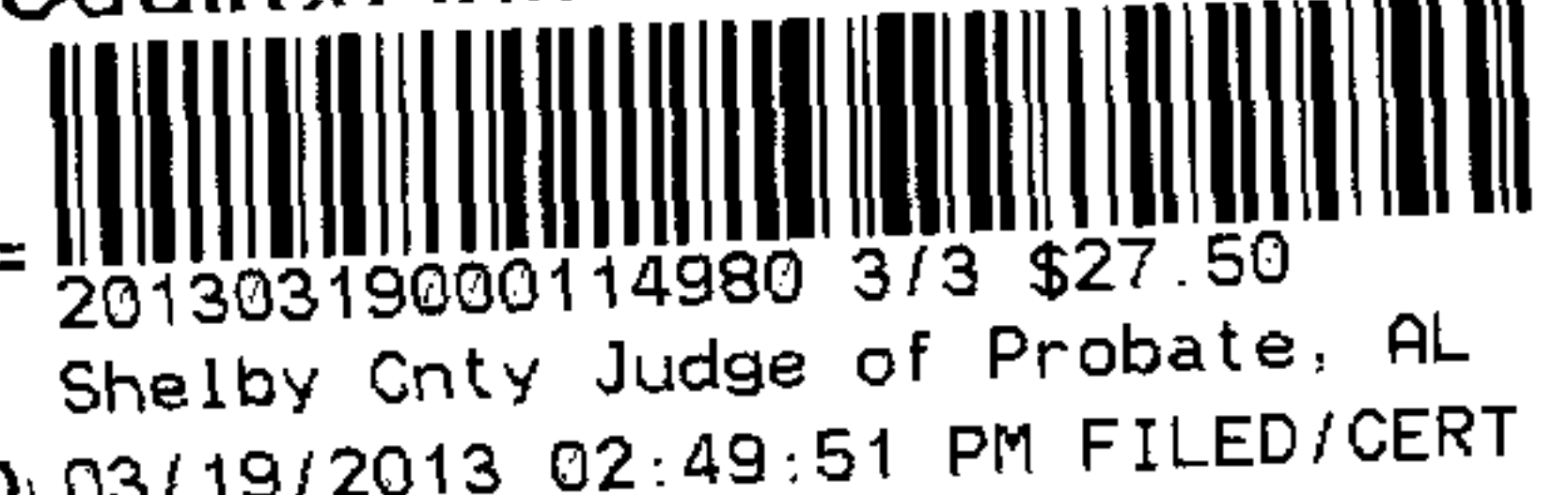
Grantor's Name Thornton New Homes Grantee's Name Thomas W Repass Jr
 Mailing Address Sales Mailing Address 1009 Dublin Way
5300 Cahaba River Rd Birmingham AL 35242

Property Address 1009 Dublin Way Date of Sale 2-13-13
Birmingham AL Total Purchase Price \$ 185,000
35242 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ Closing Statement

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 2-13-13 Print JENNIFER BANIK
 Unattested Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one