

20130606000231900 1/3 \$21.50  
Shelby Cnty Judge of Probate, AL  
06/06/2013 03:05:23 PM FILED/CERT

Send Tax Notice To:  
Chris & Brittany Gaines  
129 Kentwood Way  
Alabaster, AL 35007

**GENERAL WARRANTY DEED**  
**Joint Tenant with Rights of Survivorship**

**STATE OF ALABAMA** }  
**COUNTY OF SHELBY** }      KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Thousand and NO/100 Dollars (\$170,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

**Kimberly Crye Thornton and Chad Bryant Thornton, husband and wife,**

(herein referred to as Grantors), grant, bargain, sell and convey unto

Chris T. Gaines and Brittany M. Gaines

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

**Lot 82, according to the Survey of Kentwood, 2<sup>nd</sup> Addition Phase I, as recorded in Map Book 18, page 60, in the Probate Office of Shelby County, Alabama.**

Property is commonly known as 129 Kentwood Way, Alabaster, AL 35007

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantor and current taxes due.

**\$166,920.00** of the above consideration was secured by and through the purchase money mortgages closed and recorded herewith.

Kimberly Crye Thornton is one and the same person as Cheryl Kimberly Crye.


TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 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**, the said **GRANTORS** have hereunto set their hand and seals on this the 30 day of April, 2013.

**GRANTORS**

 (SEAL)  
**Kimberly Crye Thornton**

  
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 (SEAL)  
**Chad Bryant Thornton**

Notary Acknowledgment

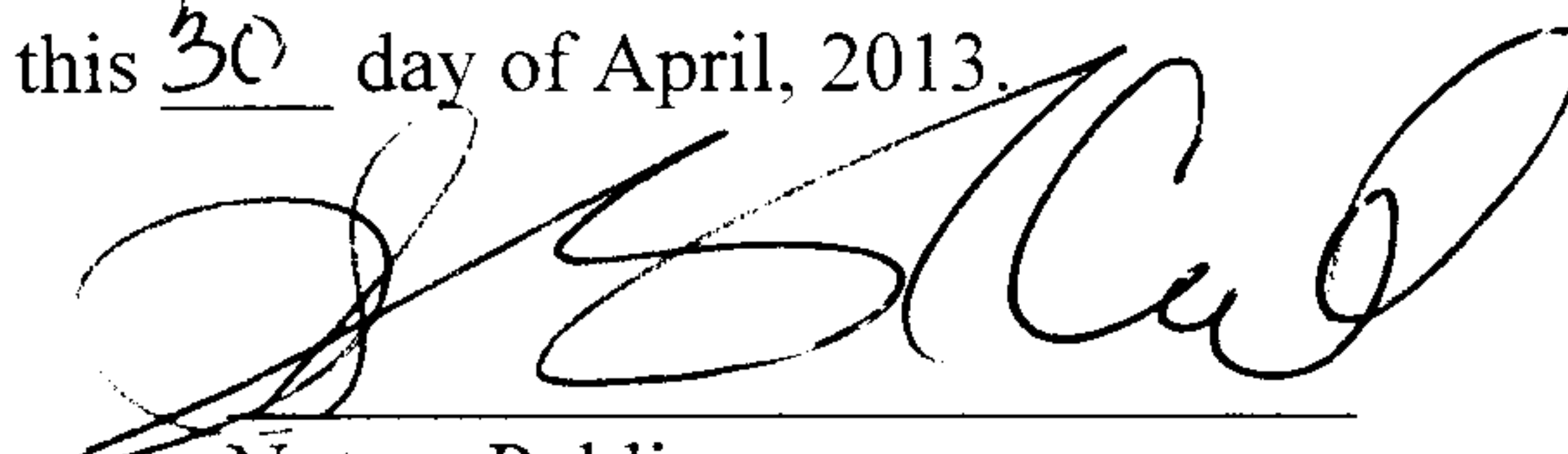
**STATE OF ALABAMA  
COUNTY OF**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kimberly Crye Thornton and Chad Bryant Thornton** whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of April, 2013.

Notary Seal

**SHANNON REID CRULL**  
Notary Public, Alabama State At Large  
My Commission Expires April 2, 2016

  
Notary Public:  
My commission expires: 4/2/16





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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 Thornton, Chad & Kimberly Grantee's Name Chris & Brittany Gaines  
Mailing Address 3009 Firefighter Lane Mailing Address property  
Birmingham AL 35209

Property Address 129 Kentwood Way Date of Sale 4-30-13  
Alabaster, AL 35007 Total Purchase Price \$ 170,000.00  
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 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 4-30-13

Print Kimberly Cnye Thornton

Unattested

SPC  
(verified by)

Sign

Kimberly Cnye Thornton  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1