

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Keith Marks and Christie R. Marks  
113 Bridgewater Drive  
Helena, Alabama 35080

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this September 26, 2013,** That for and in consideration of **THREE HUNDRED EIGHTY FIVE THOUSAND AND NO/100 (\$385,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **JON MICHAEL LAMB and BRITTNEY DANIEL LAMB**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **KEITH MARKS and CHRISTIE R. MARKS**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 204, according to the Amended Map of Riverwoods 2nd Sector, as recorded in Map Book 29, Page 121, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 29, Page 121.
7. 25 foot building line, as shown by recorded map.
8. Mineral and mining rights and rights incident thereto recorded in Real 112, Page 876; Real 328, Page 1, Real 247, Page 599, and Real 247, Page 636, in the Probate Office of Shelby County, Alabama.
9. Old and gas lease, as recorded in Real 370, Page 923, in the Probate Office of Shelby County, Alabama.
10. Right of way to Southern Natural Gas Corporation recorded in Instrument 2001-54741, in the Probate Office of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL  
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11. Restrictions appearing of record in Instrument 2002-7338 in the Probate Office of Shelby County, Alabama.
12. 15 foot storm sewer easement on West as shown by recorded map.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of September 26, 2013.

**GRANTORS:**

Shelby County: AL 09/30/2013  
State of Alabama  
Deed Tax: \$12.00

  
\_\_\_\_\_  
Jon Michael Lamb

  
\_\_\_\_\_  
Brittney Daniel Lamb

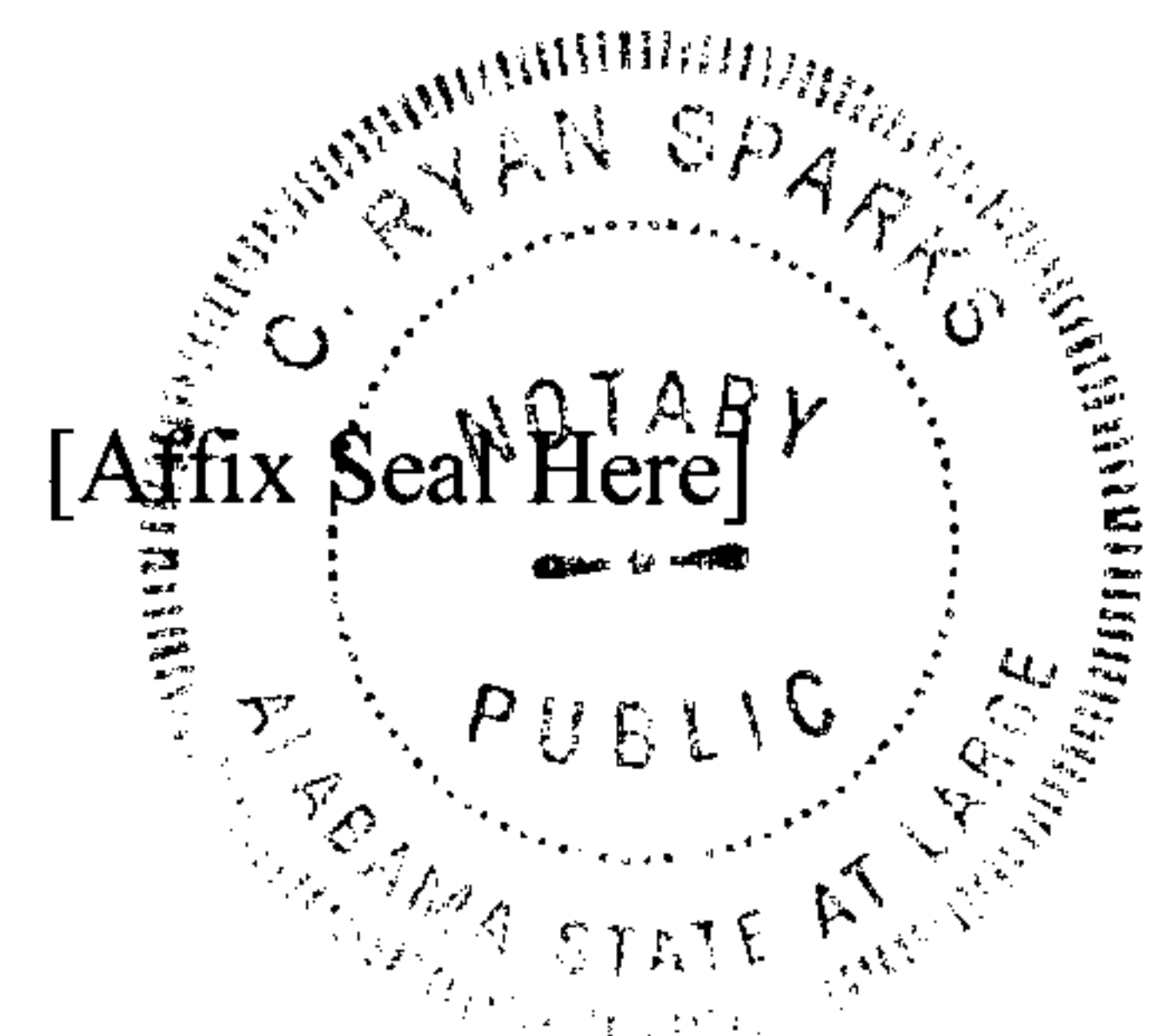
**STATE OF ALABAMA  
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jon Michael Lamb and Brittney Daniel Lamb, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Jon Michael Lamb and Brittney Daniel Lamb each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of September 26, 2013.

  
\_\_\_\_\_  
C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014



  
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Shelby Cnty Judge of Probate, AL  
09/30/2013 10:41:53 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Jon Michael Lamb  
Mailing Address Brittney Dome Lamb  
113 Bridgewater Drive  
Helen AL 35080


Grantee's Name Keith Marks  
Mailing Address Christie R Marks  
113 Bridgewater Drive  
Helen AL 35080

Property Address 113 Bridgewater Drive  
Helen AL 35080

Date of Sale 9/26/17  
Total Purchase Price \$ 385,000

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

  
20130930000390160 3/3 \$32.00  
Shelby Cnty Judge of Probate, AL  
09/30/2013 10:41:53 AM FILED/CERT

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 \_\_\_\_\_

Print C Nym Sprakes

Unattested \_\_\_\_\_

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1