

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Michele Thompson-Shoats  
425 Ramsgate Drive  
Maylene, AL 35114

WARRANTY DEED

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Dollar (\$1.00) and Other Good and Valuable Consideration paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Michele Thompson-Shoats, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michele Thompson-Shoats and Johnnie E. Jackson, Jr. (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

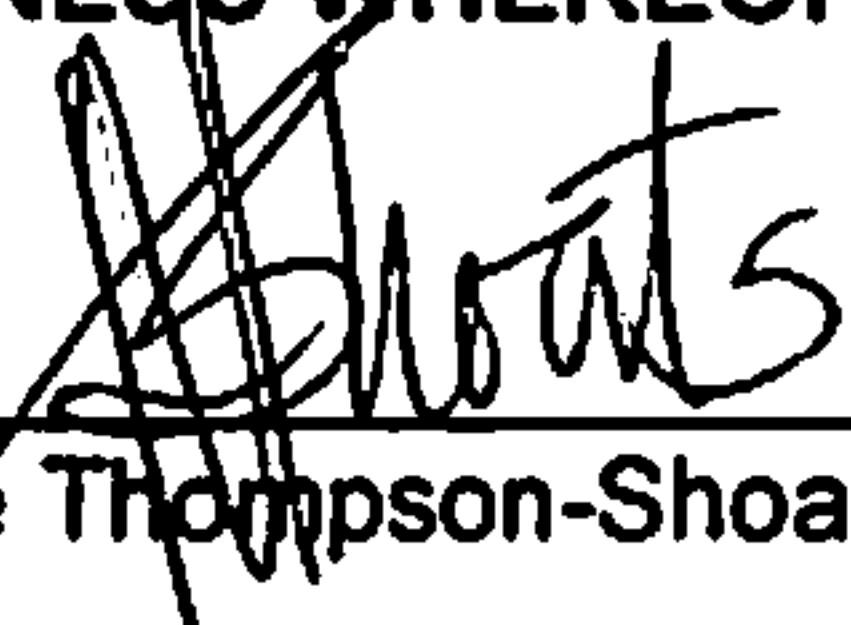
Lot 379, according to the Survey of Cedar Grove at Sterling Gate Sector 2, Phase 12A, as recorded in Map Book 38, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 19, 2014.

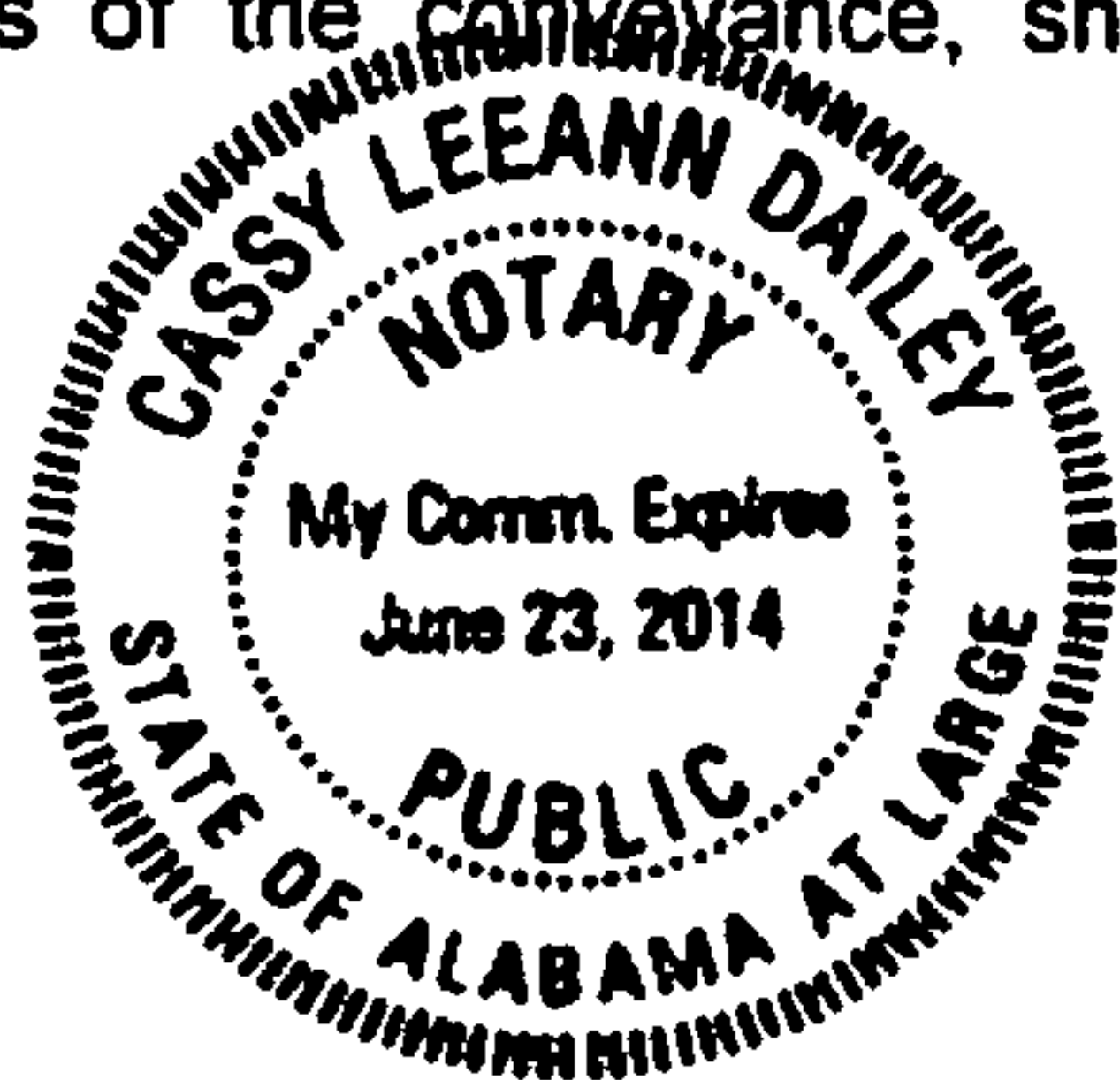
  
Michele Thompson-Shoats

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michele Thompson-Shoats, whose name 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, she executed the same on the day same bears date.

Given under my hand and official seal on the 19th day of May, 2014.

  
Cassy Leeann Dailey  
Notary Public  
Commission Expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Michele Thompson-Shoats	Grantee's Name	Michele Thompson-Shoats and Johnnie E. Jackson, Jr.
Mailing Address	425 Ramsgate Drive Maylene, AL 35114	Mailing Address	425 Ramsgate Drive Maylene, AL 35114
Property Address	425 Ramsgate Drive Maylene, AL 35114	Date of Sale	May <u>19</u> , 2014
		Total Purchase Price	\$
		or	
		Actual Value	<u>\$220,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other: <u>Assessed Valued</u>
<input type="checkbox"/> 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 - Michele Thompson-Shoats, 425 Ramsgate Drive, Maylene, AL 35114.

Grantee's name and mailing address - Michele Thompson-Shoats, 425 Ramsgate Drive, Maylene, AL 35114..

Property address - 425 Ramsgate Drive, Maylene, AL 35114

Date of Sale - May \_\_\_\_\_, 2014.

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 with 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: May 19, 2014

Sign Larry Keith Riley  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/21/2014 02:10:58 PM  
\$237.00 KELLY  
20140521000153980

James W. Fuhrmeister