


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


20140602000164960 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/02/2014 01:50:20 PM FILED/CERT

SEND TAX NOTICE TO:
Travis Pardue
140 Mitchell St
Montevallo, AL 35115

WARRANTY DEED

Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **Seventy-Eight Thousand Nine Hundred and 00/100 Dollars (\$78,900.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Phagan Enterprises, LLC

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

Travis Pardue and Tiffany M. Pardue

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

Lot 1, according to the Map of W. J. Mitchell's Addition to the City of Montevallo, as recorded in Map Book 5, Page 2, in the Probate Office of Shelby County, Alabama.

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

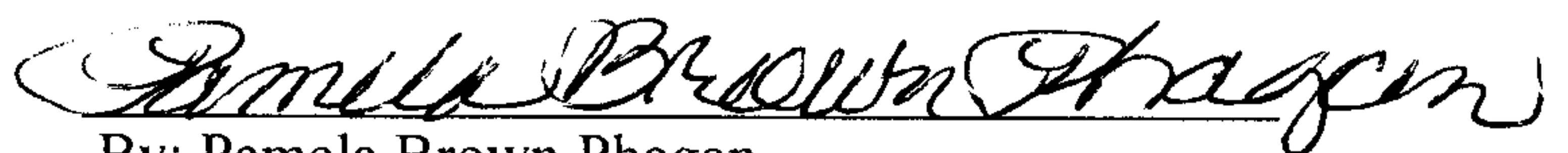
\$77,228.00 of the consideration was paid from a first mortgage loan executed simultaneously herewith.

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 Grantor does for itself and for its successors and assigns covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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 GRANTOR by its Member who is authorized to execute this conveyance, hereto set her signature and seal this the 23rd day of May, 2014.

Phagan Enterprises, LLC



By: Pamela Brown Phagan
Its: Member

Shelby County, AL 06/02/2014
State of Alabama
Deed Tax: \$2.00

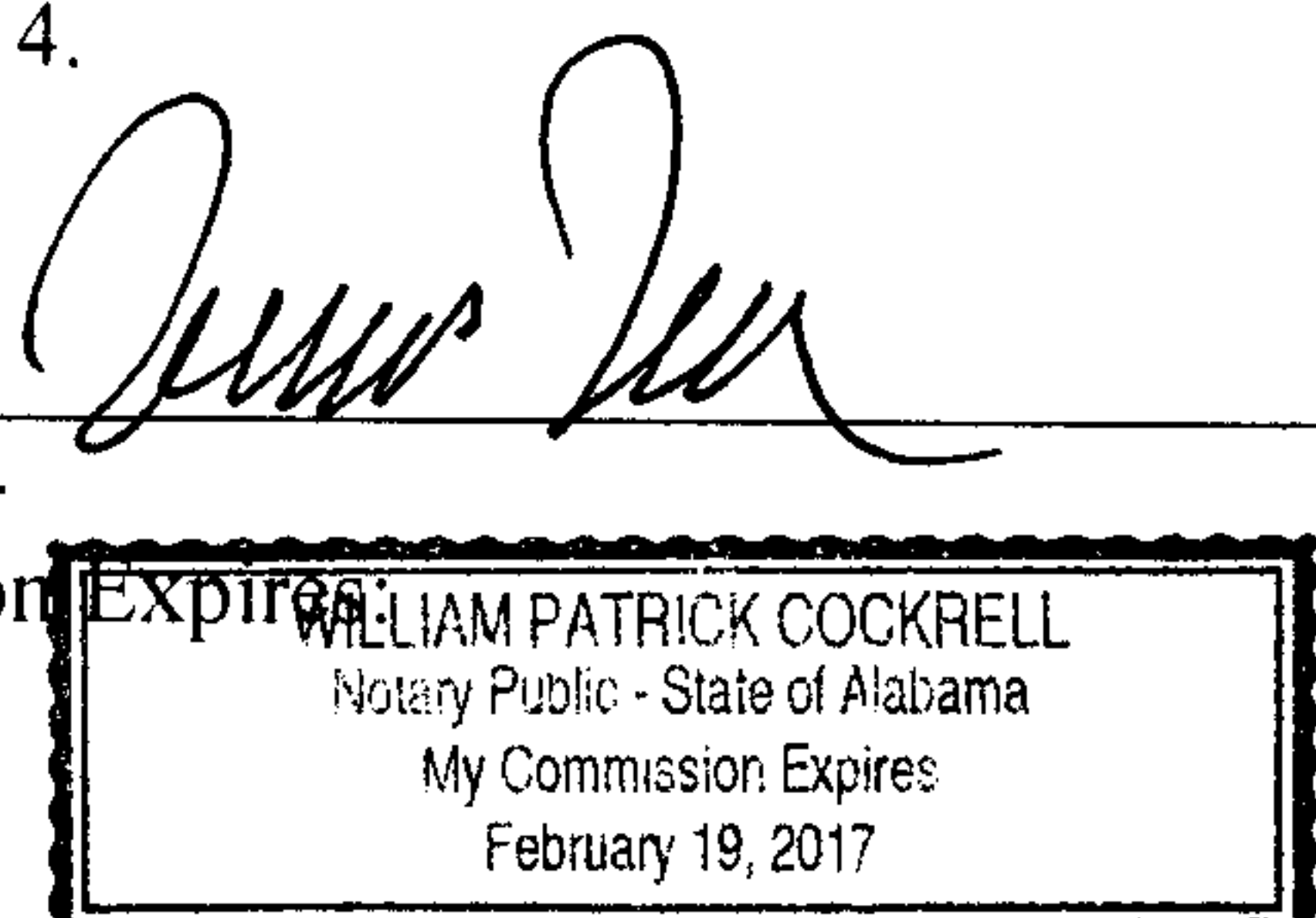
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pamela Brown Phagan, whose name as the member of Phagan Enterprises, LLC, 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, as such Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 23rd day of May, 2014.

Notary Public -
My Commission Expires



140245

Real Estate Sales Validation Form

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

Grantor's Name	<u>Phagan Enterprises LLC</u>	Grantee's Name	<u>Travis Pardue and Tiffany Pardue</u>
Mailing Address	<u>601 Oakline Drive</u> <u>Hoover, AL 35226</u>	Mailing Address	<u>5405 Old Hwy 280</u> <u>Sterrett, AL 35147</u>
Property Address	<u>140 Mitchell St</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>May 23, 2014</u>
		Total Purchase Price	<u>\$78,900.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 - 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 May 23, 2014

Print Travis Pardue

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



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