

STATE OF ALABAMA)
SHELBY COUNTY)


20140709000206990 1/3 \$62.00
Shelby Cnty Judge of Probate, AL
07/09/2014 08:21:29 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty Two Thousand and No/100 (\$42,000.00) Dollars to the undersigned Larry M. Kent and wife, Kristen Kent, whose mailing address is 441 Country Church Road, Harpersville, Alabama 35078, herein referred to as Grantors, in hand paid by Thomas M. Barnett and Thomas O. Barnett, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama:

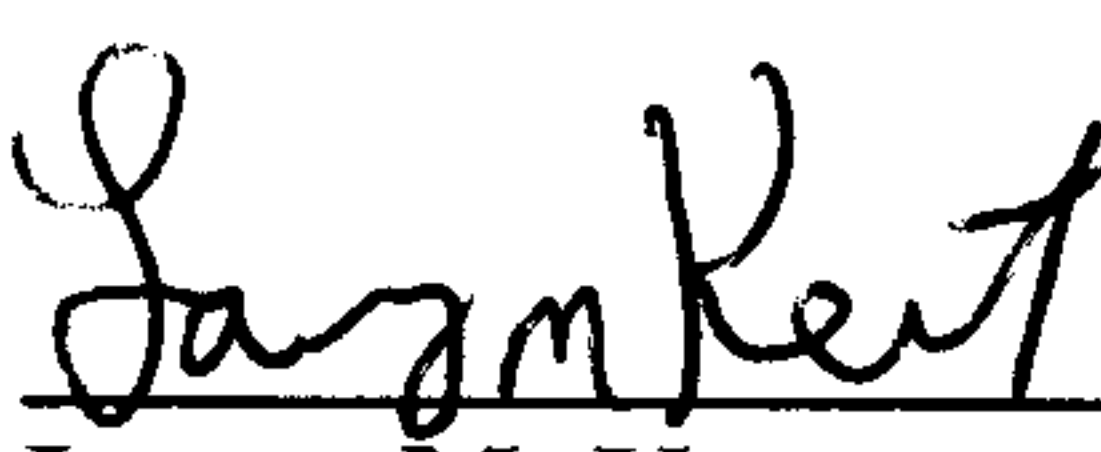
Lot 23 of the property of Charles W. Mobley, as shown on plat prepared by Norman D. DeLoach, Ala. R.L.S #8760, dated May 2, 1993, recorded in Map Book 8 Page 124, in the Office of the Judge of Probate, Shelby County, Alabama.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

AND THE GRANTORS do for themselves and for their heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as herein stated; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 27th day of June, 2014.

Shelby County, AL 07/09/2014
State of Alabama
Deed Tax: \$42.00



Larry M. Kent


Kristen Kent

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Larry M. Kent and wife, Kristen Kent, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2014.

Elizabeth H. Russell
Notary Public
My Commission Expires: 9/16/14

Grantee's Address:

35600 Hwy. 280
Sylacauga, AL 35150

THIS INSTRUMENT PREPARED BY:

LIVINGSTON & HARKINS, LLC
26 NORTH NORTON AVENUE
SYLACAUGA, ALABAMA 35150

****TITLE NOT EXAMINED****


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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 Lacruy Kristen Kent
Mailing Address 441 Country Church Rd
Harpersville Alabama
35078

Grantee's Name Thomas M. & Thomas O. Barne
Mailing Address 35400 U.S. Hwy 280
Sylacauga Alabama
35150

Property Address 441 Country Church Rd
Harpersville Alabama
35078

Date of Sale 6-27-14
Total Purchase Price \$ 42,000
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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other

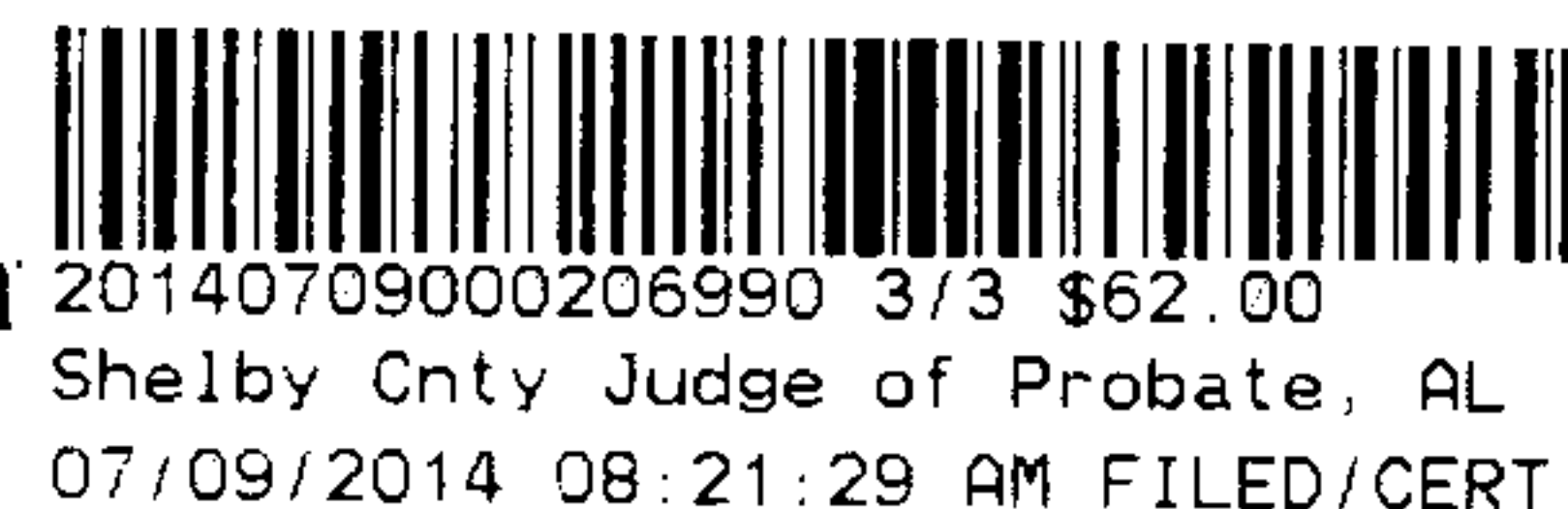
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 a



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 7-8-2014

Print Jeffrey W. Goswick

Unattested

(verified by)

Sign Jeffrey W. Goswick

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1