

This instrument was prepared by
Name Larry L. Halcomb, Attorney
Address 15 Office Park Circle, Suite #100
 Birmingham, AL 35223

SEND TAX NOTICE TO:

Name Thomas R. Wolsoncroft
 Janice C. Wolsoncroft
Address 1076 Dublin Way
 Birmingham, Alabama 35242



20140801000238310 1/2 \$304.00
Shelby Cnty Judge of Probate, AL
08/01/2014 02:04:58 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

That in consideration of Two hundred eighty six thousand seven hundred and no/100 DOLLARS (\$286,700.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I,

Raymond Michael Upton and wife, Sandra Elaine Upton

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

Thomas R. Wolsoncroft and Janice C. Wolsoncroft

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 33-A, according to a Resurvey of Lots 33 & 34 Dunnavant Square, as recorded in Map Book 42, Page 2, in the Probate Office of Shelby County, Alabama.

Minerals and Mining rights excepted.

Subject to taxes for 2014, if any.

Subject to easements, building lines, restrictions, rights of way agreements, covenants, conditions and restrictions, permit to Alabama Power Company, right of way to Shelby County and Declaration of Restrictive covenants, of record.

TO HAVE AND TO HOLD unto the said GRANTEEES as joint tenants, with right to 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of July, 2014.

Raymond Michael Upton (Seal)
Raymond Michael Upton

Sandra Elaine Upton (Seal)
Sandra Elaine Upton

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that **Raymond Michael Upton and wife, Sandra Elaine Upton**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July A.D., 2014.

Notary Public - Larry L. Halcomb
My commission expires: 1/23/2018

Shelby County, AL 08/01/2014
State of Alabama
Deed Tax: \$287.00

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name Raymond M. Upton **Grantee's Name** Thomas R. Wolsoncroft
Sandra E. Upton Janice C. Wolsoncroft

Mailing Address 1076 Dublin Way **Mailing Address** 1076 Dublin Way
Birmingham, Alabama 35242 Birmingham, Alabama 35242

Property Address 1076 Dublin Way **Date of Sale** July 30, 2014
Birmingham, Alabama 35242 **Total Purchase Price** \$286,700.00
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 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 avail


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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: July 30, 2014

Print: Larry L. Halcomb

Unattested

Sign :

(Verified by)

Agent

