

1408123

This Instrument was Prepared by:
Shannon E. Price Esq.
P. O. Box 19144
Birmingham, AL

Send Tax Notice To: Brian Benjamin Thach
Christen Sowell Thach
427 Forest Lakes Drive
Sterrett, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Seventy Six Thousand Dollars and No Cents (\$176,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Bryan C. Scroggins and Denise D. Scroggins, husband and wife, whose mailing address is 239 Linwood Road, Sterrett, AL 35147** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Brian Benjamin Thach and Christen Sowell Thach, husband and wife, whose mailing address is 427 Forest Lakes Drive, Sterrett, AL 35147** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 427 Forest Lakes Drive, Sterrett, AL 35147**; to wit;

LOT 177 ACCORDING TO THE SURVEY OF FOREST LAKES SUBDIVISION, 3RD SECTOR, 2ND PHASE AS RECORDED IN MAP BOOK 32, PAGE 26 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This is a Purchase Money Transaction.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2014 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 32, Page 26 A&B.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 32, Page 26 A, B & C.

Easement to Alabama Power Company as recorded in Book 126, Page 191, Book 126, Page 323 and Book 236, Page 829.

Rights of others for ingress and egress purposes in and to the use of Shelby County located on insured premises as recorded in Instrument No. 1993-03955; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965 and 1993-03966.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 53, Page 262.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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.

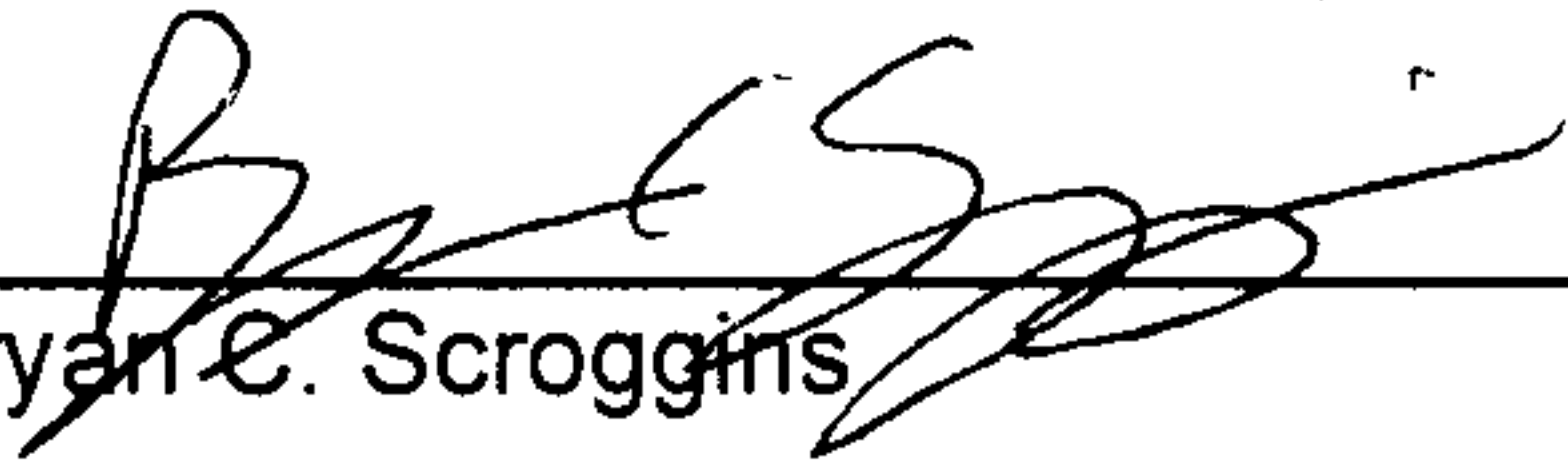
20140923000299280 1/3 \$196.00
Shelby Cnty Judge of Probate, AL
09/23/2014 03:42:45 PM FILED/CERT

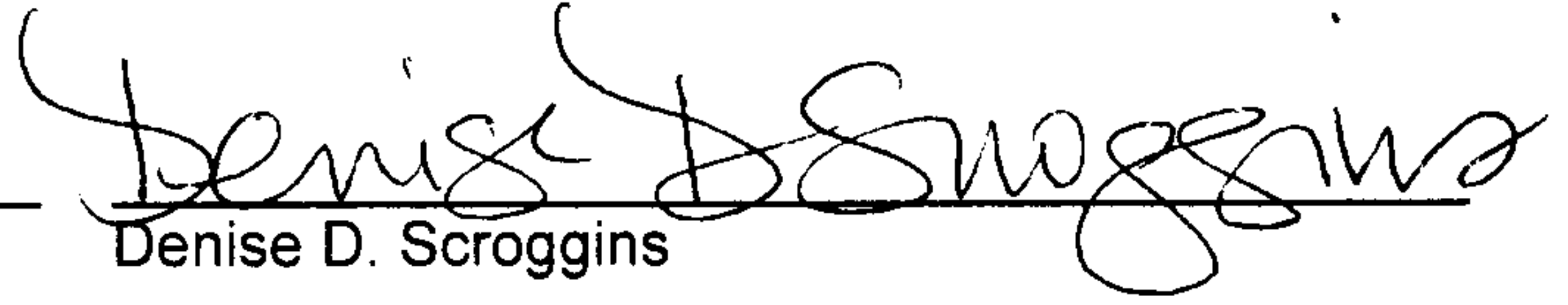
BCS
SOS

Shelby County, AL 09/23/2014
State of Alabama
Deed Tax: \$176.00

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of September, 2014.


Bryan C. Scroggins


Denise D. Scroggins

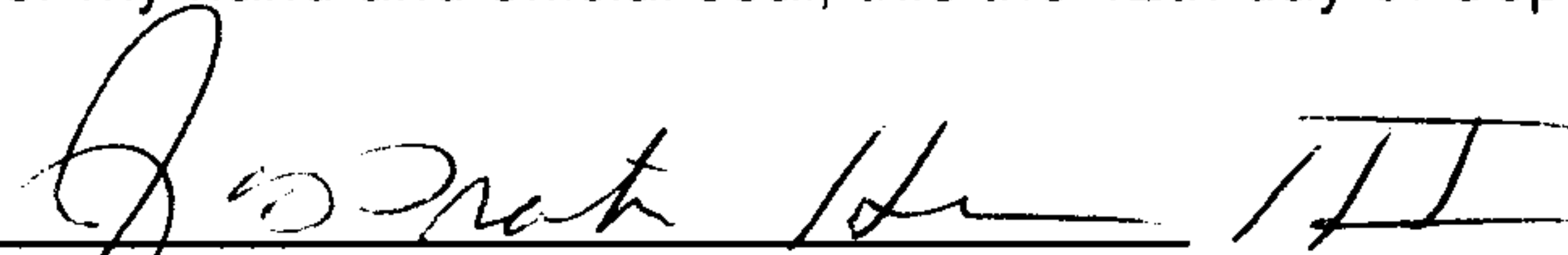
State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Bryan C. Scroggins and Denise D. Scroggins, husband and wife 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.

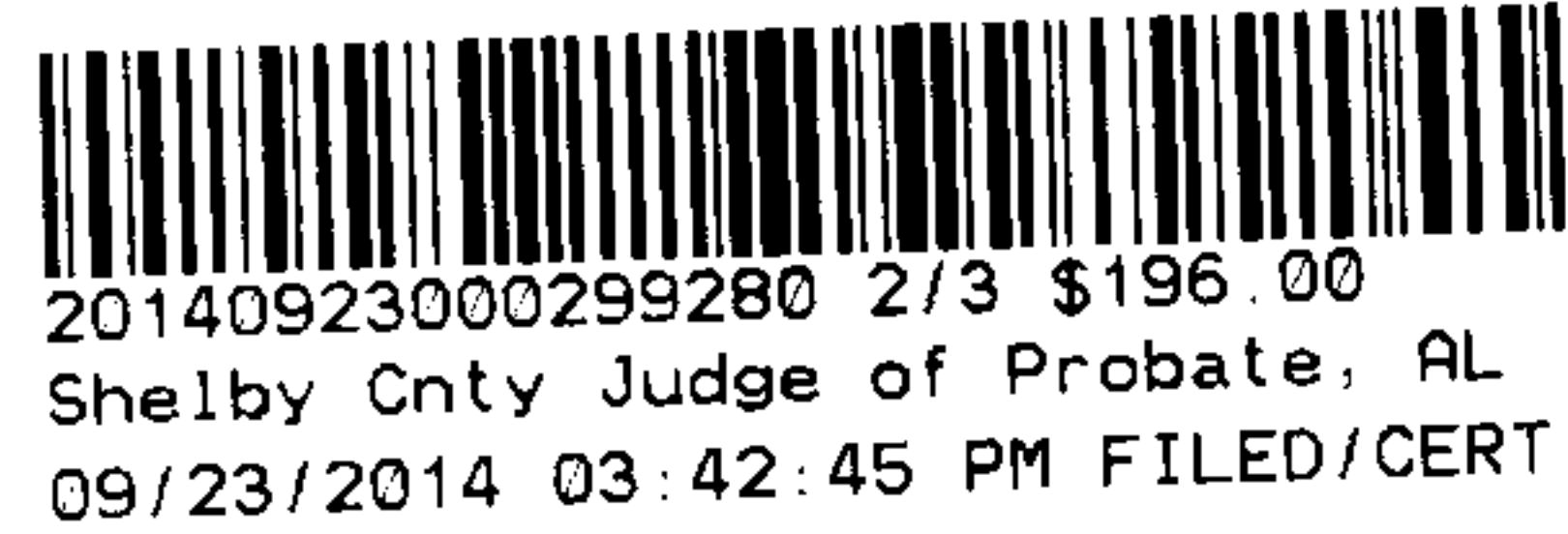
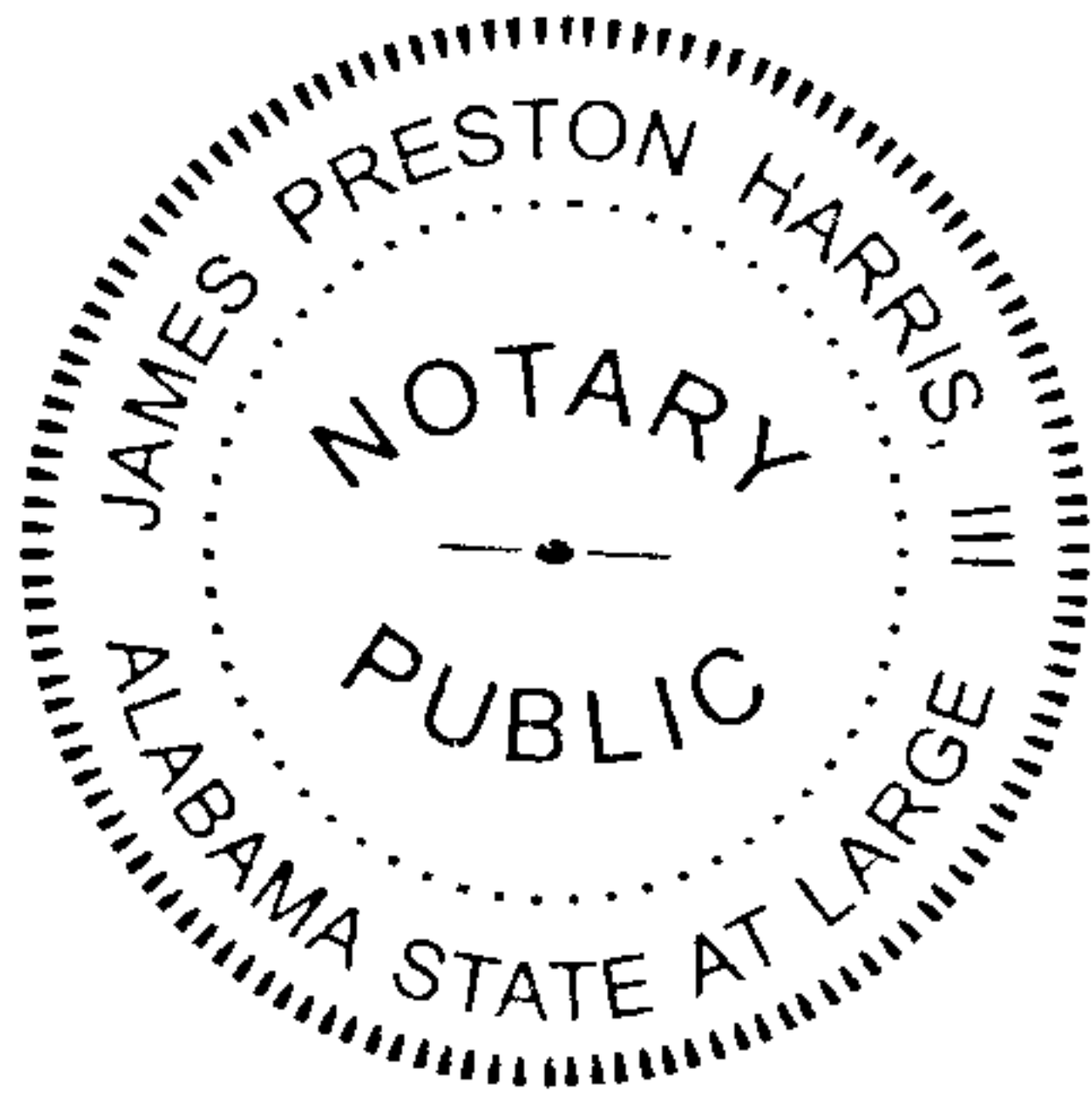
Given under my hand and official seal, this the 12th day of September, 2014.



Notary Public, State of Alabama
the undersigned authority

Printed Name of Notary

My Commission Expires: 3/21/2018



Real Estate Sales Validation Form

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

Grantor's Name	Bryan C. Scroggins Denise D. Scroggins	Grantee's Name	Brian Benjamin Thach Christen Sowell Thach
Mailing Address	<u>239 Linwood Road</u> <u>Sterrett, AL 35147</u>	Mailing Address	<u>427 Forest Lakes Drive</u> <u>Sterrett, AL 35147</u>
Property Address	<u>427 Forest Lakes Drive</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>September 12, 2014</u>
		Total Purchase Price	<u>\$176,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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.

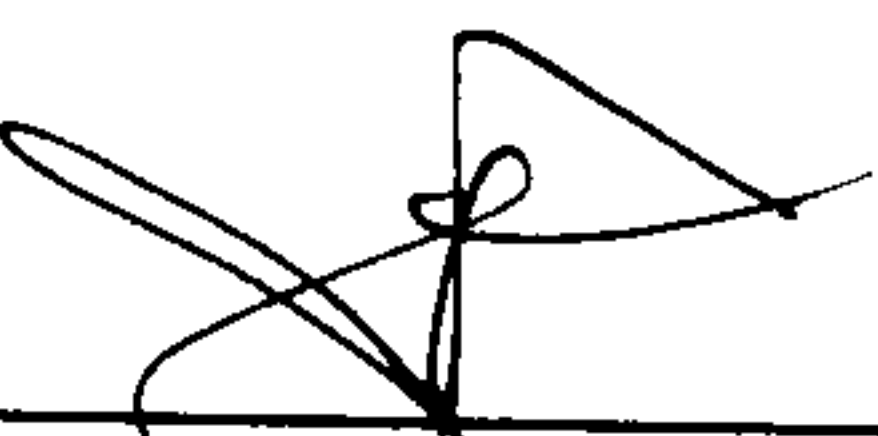
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 September 11, 2014

Unattested




(verified by)

Print

Sign

Bryan C Scroggins

(Grantor/Grantee/Owner/Agent) circle one


20140923000299280 3/3 \$196.00
Shelby Cnty Judge of Probate, AL
09/23/2014 03:42:45 PM FILED/CERT

Form RT-1