

This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Robert J Chavez and Gail Chavez
5924 Forest Lakes Cove
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20141106000351450 1/2 \$67.00
Shelby Cnty Judge of Probate, AL
11/06/2014 03:44:49 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Samuel N. Duncan, Jr. and Lydia H. Duncan**, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Robert J Chavez and Gail Chavez** (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 287-B according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33 at Page 25 A, B & C, in the Office of the Judge of Probate Court of Shelby County, Alabama.

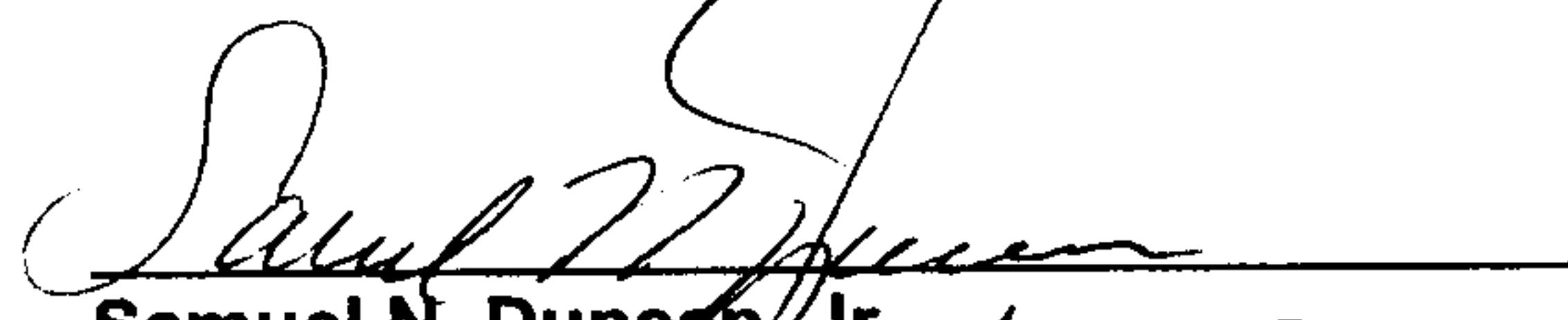
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

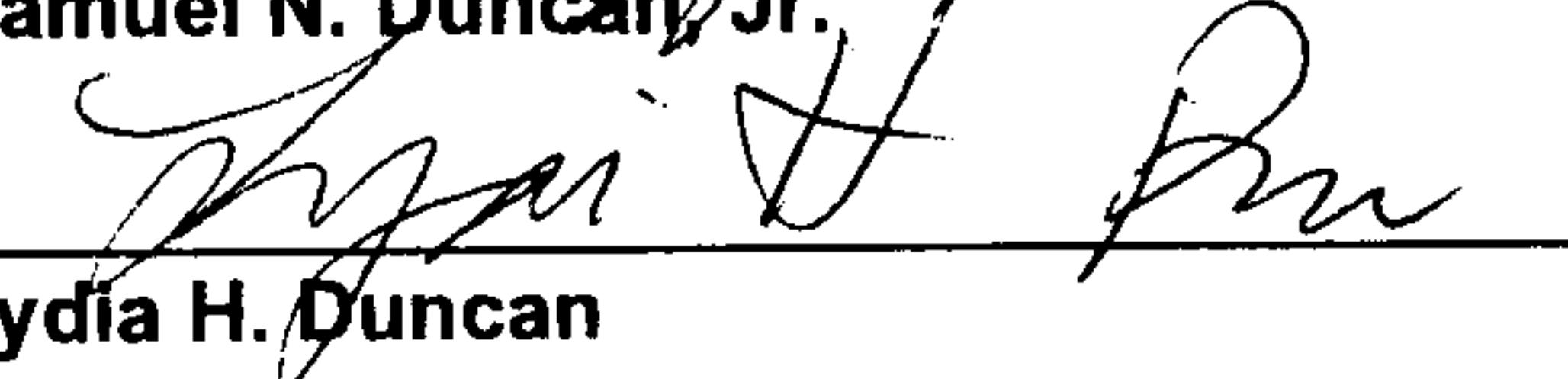
One Hundred Thousand And No/100 Dollars (\$100,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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 October 28, 2014.



Samuel N. Duncan, Jr.


Lydia H. Duncan

Shelby County, AL 11/06/2014
State of Alabama
Deed Tax:\$50.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Samuel N. Duncan, Jr and Lydia H. Duncan, 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 the instrument, they executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 28th day of October, 2014.



Notary Public



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

Grantor's Name **Samuel N. Duncan, Jr. and Lydia H. Duncan** Grantee's Name **Robert J Chavez and Gail Chavez**

Mailing Address **5924 Forest Lakes Cove
Sterrett, AL 35147** Mailing Address **5924 Forest Lakes Cove
Sterrett, AL 35147**

Property Address **5924 Forest Lakes Cove
Sterrett, AL 35147**

Date of Sale **October 28, 2014**
Total Purchase Price **\$150,000.00**
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 of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - **Samuel N. Duncan, Jr. and Lydia H. Duncan, 5924 Forest Lakes Cove,
Sterrett, AL 35147.**

Grantee's name and mailing address - **Robert J Chavez and Gail Chavez, 5924 Forest Lakes Cove, Sterrett, AL
35147.**

Property address - **5924 Forest Lakes Cove, Sterrett, AL 35147**

Date of Sale - **October 28, 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 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: **October 28, 2014**

Sign Shelby Bradford
Agent



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