


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20141112000355390 1/3 \$148.50
Shelby Cnty Judge of Probate, AL
11/12/2014 10:24:19 AM FILED/CERT

Send Tax Notice to:
Michael G. Jones
644 Springbank Terrace
Birmingham AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIX HUNDRED FORTY TWO THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$642,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James E. Richardson and wife, Sheila G. Richardson**, grant, bargain, sell and convey unto **Michael G. Jones and Wendy W. Jones**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 911, according to the Survey of Greystone Legacy, 9th Sector, as recorded in Map Book 32, Page 44 A and B in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$514,000.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed 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.

Shelby County, AL 11/12/2014
State of Alabama
Deed Tax: \$128.50

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

James E. Richardson
James E. Richardson

Sheila G. Richardson
Sheila G. Richardson



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STATE OF Alabama
COUNTY OF Tulsa

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James E. Richardson**, whose name 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 he executed the same voluntarily on the day the same bears date.

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

[Signature]
Notary Public

My Commission Expires: 12-08-2016

STATE OF Alabama
COUNTY OF Tulsa

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sheila G. Richardson**, whose name 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 she executed the same voluntarily on the day the same bears date.

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

[Signature]
Notary Public

My Commission Expires: 12-08-2016

Real Estate Sales Validation Form

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

Grantor's Name Brookfield Relocation Inc

Grantee's Name Michael G. Jones
Wendy W. Jones

Mailing Address 16260 North 71st Street
Scottsdale, AZ 85254

Mailing Address 1659 Whispering Hollow Ct
Glencod, MO 63038

Property Address 644 Springbank Terrace
Birmingham, AL 35242

Date of Sale November 10, 2014
Total Purchase Price \$642,500.00


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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 November 10, 2014

Print Michael G. Jones

Sign [Signature]

☐ Unattested

AC
(verified by)

(Grantor/Grantee/Owner/Agent) circle one