

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

JAMES M. SPANN
1082 Greystone Court Drive
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Seventy Nine Thousand and 00/100 Dollars (\$179,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, THOMPSON REALTY CO., INC., an Alabama corporation (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto JAMES M. SPANN AND KAREN O. SPANN (herein referred to as "Grantees"), as joint tenants with right of survivorship, all of its right, title, and interest in the following described real estate, situated in SHELBY, Alabama, to wit:

LOT 35, ACCORDING TO THE MAP OF SHOAL CREEK SUBDIVISION, AS RECORDED IN MAP BOOK 6, PAGE 150, IN THE PROBATE OFFICE 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.

\$143,200 OF THE PURCHASE PRICE WAS DERIVED FROM A MORTGAGE LOAN CLOSED 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 shall take as tenants in common.

And the Grantor does for itself, its successors and assigns covenant with the said Grantee, and her assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by CAROLINE T. LITTLE, as Vice-President of Thompson Realty Co., Inc., an Alabama corporation who is authorized to execute this conveyance has hereunto sets its signature and seal, this 7th day of NOVEMBER, 2014.

Shelby County, AL 11/12/2014
State of Alabama
Deed Tax: \$36.00

THOMPSON REALTY CO., INC.

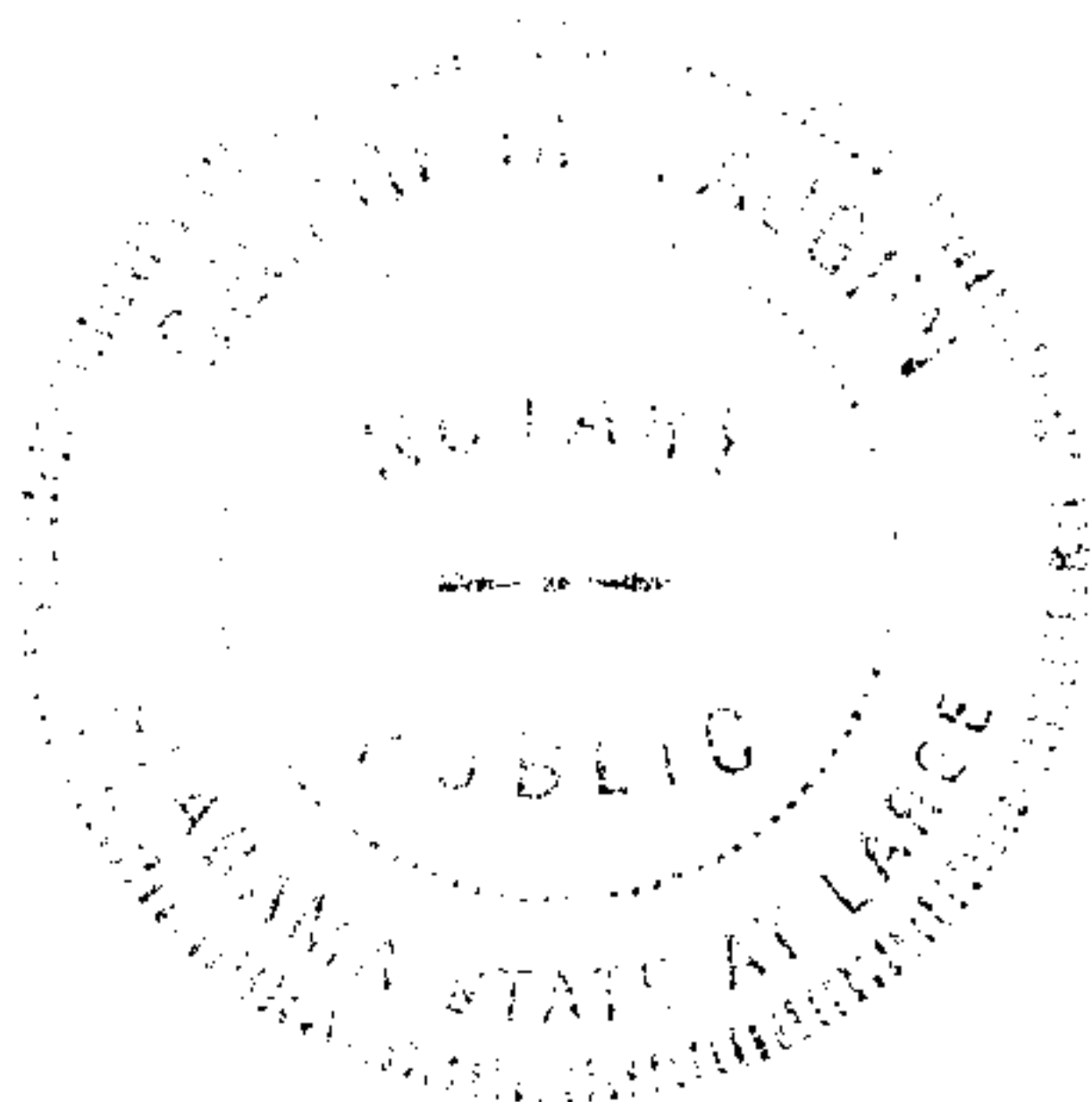
By: 
CAROLINE T. LITTLE, VICE PRESIDENT

STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CAROLINE T. LITTLE, whose name as Vice President of THOMPSON REALTY CO., INC., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 7th day of NOVEMBER, 2014.




Notary Public

My Commission Expires: 11/12/2017


2014111200355980 1/2 \$53.00
Shelby Cnty Judge of Probate, AL
11/12/2014 12:22:59 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Thompson Realty Co. Inc.
Mailing Address c/o George Vaughn
300 Cahaba Park Circle SE
Bham AL 35244

Grantee's Name James Spann
Mailing Address 1082 Greystone Cove Drive
Bham AL 35244

Property Address Lot 35 Shal Creek

Date of Sale 11/7/2014

Total Purchase Price \$ 179,000

or

Actual Value \$

or

Assessor's Market Value \$



20141112000355980 2/2 \$53.00
Shelby Cnty Judge of Probate, AL
11/12/2014 12:22:59 PM FILED/CERT

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 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 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 11/7/2014

Print George Vaughn

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one