

20141203000379540
12/03/2014 10:00:20 AM
DEEDS 1/4

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Phillip L. & Kim E. Deavers
1043 Kingston Road
Chelsea, AL 35043

GENERAL WARRANTY DEED

Joint Tenant with Rights of Survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Nine Thousand Five Hundred and NO/100 Dollars (\$349,500.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Russell W. Hamrac and Melanie N. Hamrac, a married couple,

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

Phillip L. Deavers and Kim E. Deavers

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 1-66, according to the Survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantor and current taxes due.

\$270,655.00 of the above consideration was secured by and through the purchase money
mortgage closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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, the said **GRANTORS** have hereunto set their hands and seals this the 29th day of October, 2014.

Grantors

Russell W Hamrac (SEAL)
Russell W. Hamrac

STATE OF ALABAMA
COUNTY OF Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Russell W. Hamrac** whose name(s) is/are signed to the foregoing deed and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2014.

Notary Seal

Regina Joyce Spears
Notary Public
My commission expires: 9-7-16

Additional Grantor signature and notary acknowledgment on subsequent page.

Grantor

Melanie N. Hamrac (SEAL)
Melanie N. Hamrac

STATE OF ALABAMA
COUNTY OF Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Melanie N. Hamrac** whose name(s) is/are signed to the foregoing deed and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2014.

Notary Seal

Reedda Joyce Spears
Notary Public
My commission expires: 9-7-16

Real Estate Sales Validation Form

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

Grantor's Name Hanuvas
Mailing Address 1780 Woodley Rd
Auburn, AL 36830Grantee's Name Deavers
Mailing Address 1043 Kingston Rd
Chelsea, AL 35043Property Address 1043 Kingston Rd.
Chelsea, AL 35043Date of Sale 10/29/14
Total Purchase Price \$ 349,500.00
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 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 - 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 10/29/14Print Shannon Reid Crull

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/03/2014 10:00:20 AM
S102.00 CHERRY
20141203000379540

Form RT-1