20150306000069370 03/06/2015 10:08:18 AM DEEDS 1/2

This instrument prepared by: Sandy F. Johnson 3170 Highway 31 South Pelham, AL 35124 SEND TAX NOTICE TO: Elaine Michelle McCarroll and Derek D. McCarroll 129 Falling Waters Lane Maylene, AL 35114

WARRANTY DEED

STATE OF ALABAMA)	
)	
SHELBY COUNTY)	

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars (\$159,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Ted R. Johnstone, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Elaine Michelle McCarroll and Derek D. McCarroll (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 28, according to the Final Plat of Cross Creek Subdivision as recorded in Map Book 38, page 3, 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.

One Hundred Fifty-Seven Thousand Three And No/100 Dollars (\$157,003.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Elise R. Johnstone was divested of all right, title and interest in the above described property pursuant to Final Judgment of Divorce entered by the Circuit Court of Shelby County, Alabama at Case Number DR-14-118.

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 February 27, 2015.

Ted R. Johnstone

STATE OF ALABAMA
SHELBY COUNTY

" accery

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ted R. Johnstone, 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 on the day same bears date.

My Comm. Expires

June 4, 2018

Given under my hand and official seal on the 27th day of February, 2015.

Notary Bublic

Commission Expires:

FILE NO.: TS-1402603

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 20150306000069370 03/06/2015 10:08:18 AM DEEDS 2/2

Grantor's Name Ted R. Johnstone Grantee's Name Elaine Michelle McCarroll and Derek D. McCarroll Mailing Address 129 Falling Waters Lane Mailing Address 1813 Woodbrook Circle, Apt E Maylene, AL 35114 Alabaster, AL 35007 Property Address 129 Falling Waters Lane Date of Sale February 27, 2015 Maylene, AL 35114 **Total Purchase Price** \$159,900.00 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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Other:

Instructions

Grantor's name and mailing address - Ted R. Johnstone, 129 Falling Waters Lane, Maylene, AL 35114.

Grantee's name and mailing address - Elaine Michelle McCarroll and Derek D. McCarroll, 1813 Woodbrook Circle, Apt E, Alabaster, AL 35007.

Property address - 129 Falling Waters Lane, Maylene, AL 35114

Date of Sale - February 27, 2015.

Sales Contract

X Closing Statement

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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 40-22-1 (h).

l 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: February 27, 2015

Sign <u>UVXA</u> Agent

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2015 10:08:18 AM

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