

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Harold Henderson and Ceola Henderson
127 Cahaba Club Drive
Helena, AL 35080

WARRANTY DEED

20150306000069680
03/06/2015 11:12:51 AM
DEEDS 1/2

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Seven Thousand Nine Hundred And No/100 Dollars (\$187,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Ronald D. Bailey and wife, Cathayoun G. Bailey (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Harold Henderson and Ceola Henderson (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 907, according to the Map and Survey of Old Cahaba Sector 9, as recorded in Map Book 26, page 149, 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 Ninety-Four Thousand One Hundred One And No/100 Dollars (\$194,101.00) 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 February 23, 2015.

Ronald D. Bailey by Fran Robertson
Ronald D. Bailey, by Fran Robertson, as his
Attorney in Fact

Cathayoun G. Bailey by Fran Robertson
Cathayoun G. Bailey, by Fran Robertson, as
her Attorney in Fact

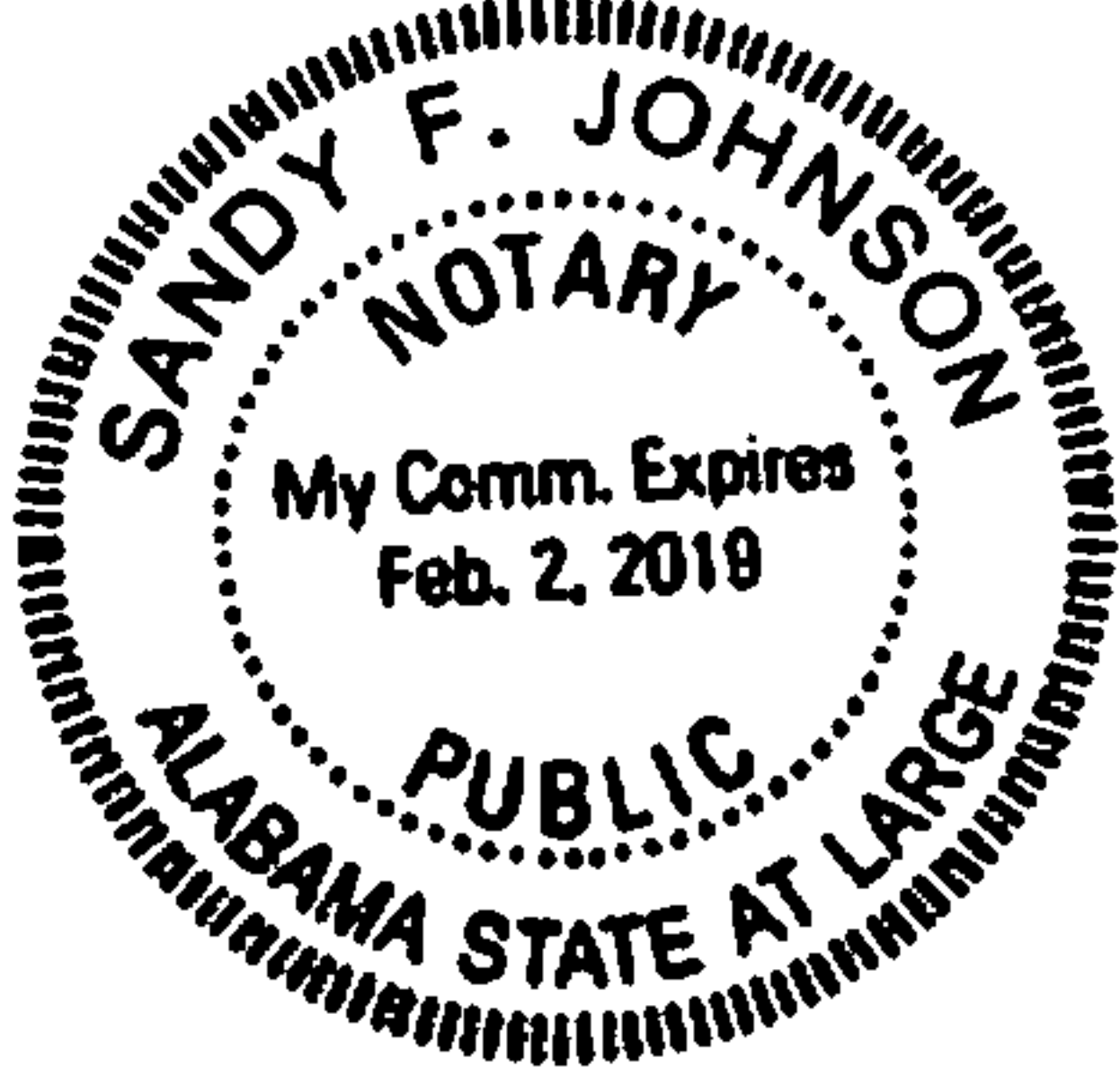
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Fran Robertson, as Attorney in Fact for Ronald D. Bailey and Cathayoun G. Bailey, 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, in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 23rd day of February, 2015.

Sandy F. Johnson

Notary Public
My commission expires



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20150306000069680 03/06/2015 11:12:51 AM DEEDS 2/2

Grantor's Name	Ronald D. Bailey and Cathayoun G. Bailey	Grantee's Name	Harold Henderson and Ceola Henderson
Mailing Address	127 Cahaba Club Drive Helena, AL 35080	Mailing Address	<u>104 Creel St</u> <u>Montfield, AL 35228</u>

Property Address	127 Cahaba Club Drive Helena, AL 35080	Date of Sale	February 23, 2015
		Total Purchase Price	\$187,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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 - Ronald D. Bailey and Cathayoun G. Bailey, 127 Cahaba Club Drive, Helena, AL 35080.

Grantee's name and mailing address - Harold Henderson and Ceola Henderson, . .

Property address - 127 Cahaba Club Drive, Helena, AL 35080

Date of Sale - February 23, 2015.

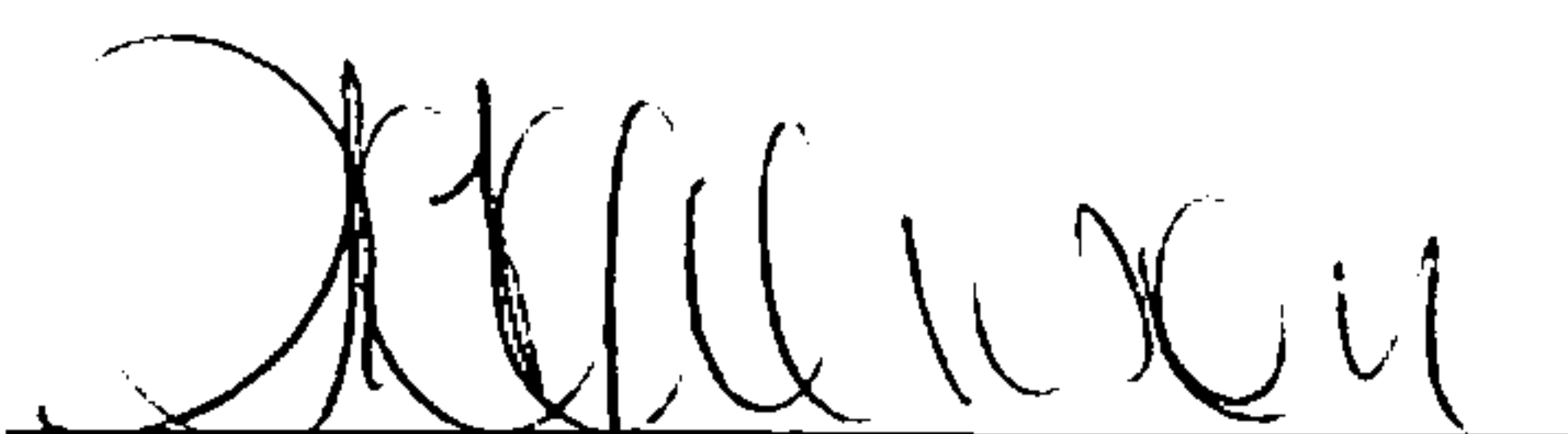
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

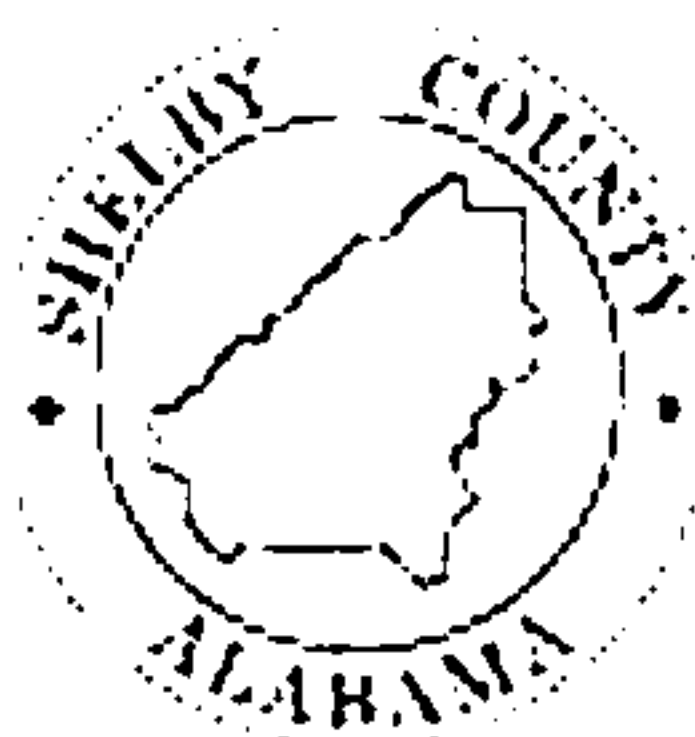
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 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: February 23, 2015

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2015 11:12:51 AM
\$18.00 CHERRY
20150306000069680

