


NO TITLE EXAM

SEND TAX NOTICE TO:

This instrument was prepared by  
Name Larry L. Halcomb, Attorney  
Address 15 Office Park Circle, Suite#100  
Birmingham, AL 35223

Name Lonnie Polk  
Carol Polk  
Address 1100 Twin Pines Road  
Sterrett, Alabama 35147

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

  
20150319000086980 1/3 \$195.00  
Shelby Cnty Judge of Probate, AL  
03/19/2015 02:24:11 PM FILED/CERT

STATE OF ALABAMA }  
Shelby COUNTY }

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Seventy Five Thousand and no/100 DOLLARS (\$175,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

**Kenneth Polk, a married man**

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

**Lonnie Polk and Carol Polk**

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

**Lot 7A ,according to a Resurvey of Resurvey of Lots 1-7, 15 and 16, Saunders Bridge, 1<sup>st</sup> Sector, as recorded in Map Book 39, Page 90, in the Probate Office of Shelby, Alabama.**

**Minerals and Mining rights excepted.**

**Subject to taxes for 2015.**


**Subject to items on attached Exhibit A.**

**Subject Property is not the Homestead of the Grantor nor his Spouse.**

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right to 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 16<sup>th</sup> day of March, 2015.


  
\_\_\_\_\_  
Kenneth Polk (Seal)

\_\_\_\_\_  
(Seal)

STATE OF Alabama }  
Jefferson COUNTY }

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Polk**, a **married man**, whose names are signed to the foregoing conveyance, and who are 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 16<sup>th</sup> day of March, 2015.

  
\_\_\_\_\_  
Notary Public- Larry L. Halcomb  
My commission expires: 1/23/18

Shelby County, AL 03/19/2015  
State of Alabama  
Deed Tax: \$175.00

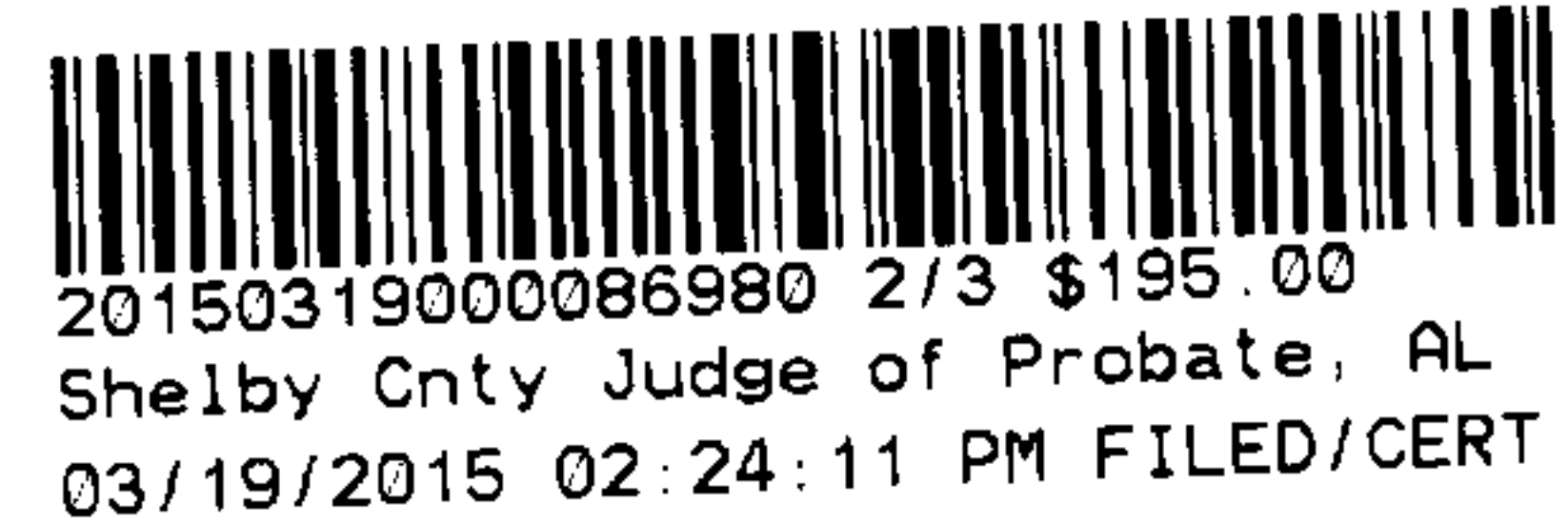


## **Exhibit "A"**

**Building lines as shown on record Map.**

**Easements as shown on record Map.**

**Restrictions as set out on record Map.**



**No further subdivision of any parcel shown or recorded map without the prior approval of the Shelby County Planning Commission as restricted by the record Map.**

**The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.**

**Rights of others in and to those roads and ingress/egress easements traversing subject property as shown on record Map.**

**Easement for ingress and egress and public utilities as recorded in Instrument 1992-10391, in the Probate Office of Shelby County, Alabama.**

**Transmission line permit to Alabama Power Company, recorded in Deed Book 207, page 223, in the Probate Office of Shelby County, Alabama.**

**Mineral and mining rights and rights incident thereto, release of damages, reservations, restriction and conditions recorded in Deed Book 249, Page 9, Deed Book 265, Page 334, Real Book 59, page 456 as corrected in Real Book 61, page 928, Real Book 34, page 530 and Real Book 59, page 461, in the Probate Office of Shelby County, Alabama.**

**Transmission line permits and rights of ways as evidenced through use.**

**Possible prescriptive right of way or access easement as shown on Shelby County Tax Assessor's Map.**

**Declaration of Easement, Protective Covenants and Restrictions as recorded in Instrument 20070119000030090, and first amended in Instrument 20070425000192650 in the Probate Office of Shelby County, Alabama.**

**First Supplement to the Declaration of Easements, Protective Covenants, and Restrictions for Saunders Bridge, a Residential Subdivision, as recorded in Instrument 20071220000571300, in the Probate Office of Shelby County, Alabama.**

**Easement Agreement between Charles A.J. Beavers, JR., Robert M. Grills, Laura Holcomb Grills, Lenn Waters Morris, Traci Leigh Morris, Mary F. Roensch, Custodian, Ugma for Mary Allison Roensch and Sherwood Stamps, and Saunders Bridge Homeowners Association, Inc., an Alabama nonprofit corporation, and TP Development Company, LLC, an Alabama Limited Liability Company as recorded in Instrument 20090326000112750 and amended in Instrument 20090429000158480, in the Probate Office of Shelby County, Alabama.**

**Conservation Easement recorded in Instrument 20071228000580850, and amended in Instrument 20090326000112760, and further amended in Instrument 200903260004112770 and Instrument 20091230000477120, and Instrument 20091230000477140, in the Probate Office of Shelby County, Alabama.**

**Reservations and Easements as recorded in Instrument 20090326000112780 in the Probate Office of Shelby County, Alabama.**

**Conservation Easement and Declaration of Restrictions and Covenants as recorded in Instrument 20131219000484650 in the Probate Office of Shelby County, Alabama.**



# REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name	Kenneth Polk	Grantee's Name	Lonnie Polk Carol Polk
Mailing Address	2000 Morris Ave. #1200 Birmingham, Alabama 35203	Mailing Address	1100 Twin Pines Road Sterrett, AL 35147
Property Address	Vacant Lot	Date of Sale	March <u>16</u> , 2015
		Total Purchase Price	\$175,000.00
		Or	
		Actual Value	
		Or	
		Assessor's Market Value	



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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 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: March \_\_\_\_, 2015 Print: Larry L. Halcomb

\_\_\_\_ Unattested \_\_\_\_\_  
(Verified by)

Sign :

Agent