

SEND TAX NOTICE TO:
Name John C. Dean

Address 166 Cambridge Lane
Alabaster, AL 35007

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



20150603000183760 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
06/03/2015 11:27:51 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of **One Hundred Thirty Eight Thousand no/100 DOLLARS (\$138,000.00)**to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,
Tiffany Lee Horton and husband, Matthew K. Horton

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

John C. Dean and Bertha Marie Sanders

(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 20, according to the Survey of Cambridge Pointe, 2nd Sector, as recorded in Map Book 18, page 24, in the Probate Office of Shelby County, Alabama.

Minerals and Mining rights excepted.
Subject to taxes for 2015.

Subject to Restrictions, public utility easements, building setback lines, easement to Southern Natural Gas, easement to the City of Alabaster, easement to Plantation Pipe Line Company, right-of-way to Shelby County, agreement with Alabama Power Company and Covenants, conditions & restrictions, of record.

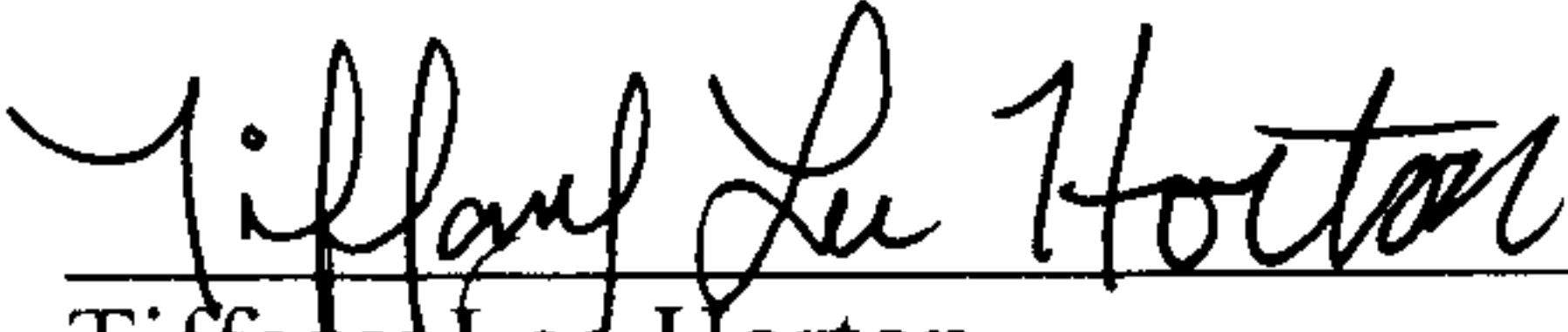
Tiffany Lee Horton is one and the same person as Tiffany A. Lee, grantee of that Warranty Deed recorded in Instrument # 20100816000261520.

\$110,400.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 29th day of May, 2015..

 (Seal)
Tiffany Lee Horton

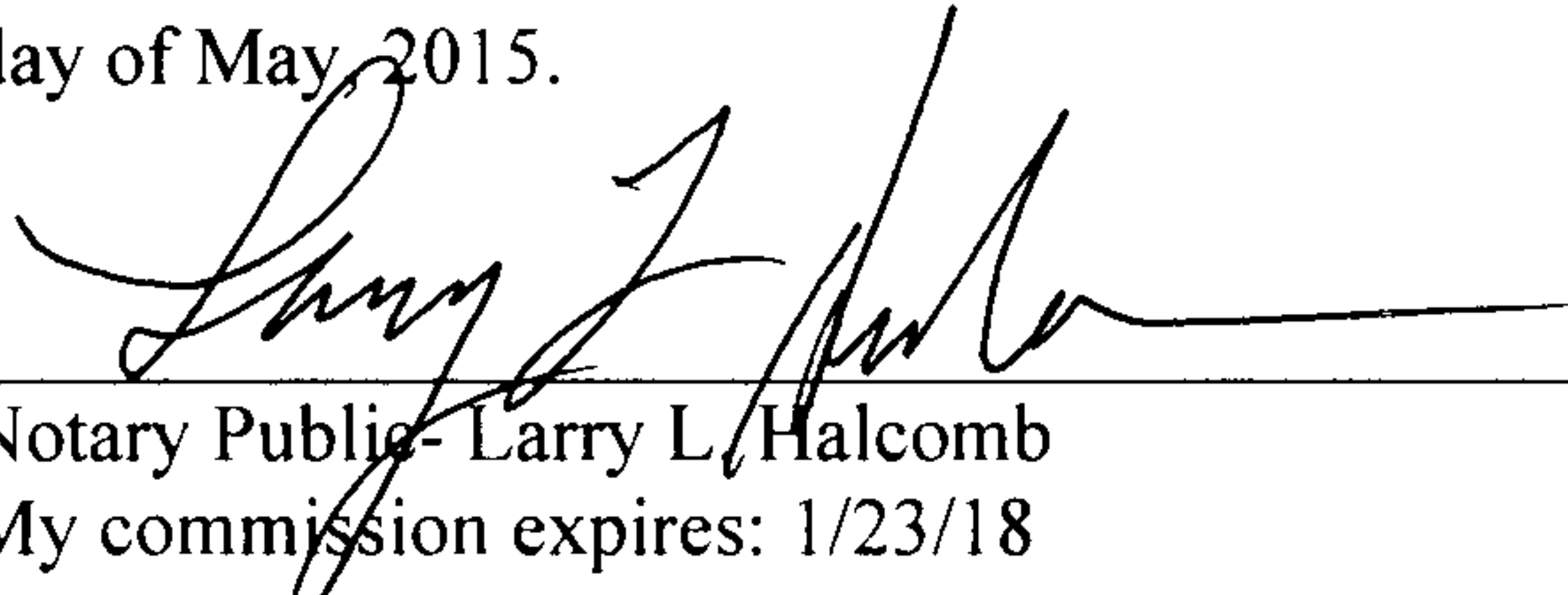
 (Seal)
Matthew K. Horton

Shelby County, AL 06/03/2015
State of Alabama
Deed Tax:\$28.00

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that **Tiffany Lee Horton and husband, Matthew K. Horton**, , 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2015.


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

REAL ESTATE SALES VALIDATION FORM


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

Grantor's Name	Tiffary Lee Horton Matthew K. Horton	Grantee's Name	John C. Dean Bertha Marie Sanders
Mailing Address	166 Cambridge Lane Alabaster, AL 35007	Mailing Address	166 Cambridge Lane Alabaster, AL 35007
Property Address	166 Cambridge Lane Alabaster, AL 35007	Date of Sale	May 29, 2015
		Total Purchase Price	\$138,000.00
		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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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: May 29, 2015. Print: Larry L. Halcomb

____ Unattested
(Verified by)

Sign :


Agent