


This instrument was prepared by:
Sprain Law Firm, P.C.
1707 29th Court South
Birmingham, AL 35209

Send Tax Notice to:
Casey L. Clark
136 Summerchase Parkway
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20150701000221890 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
07/01/2015 03:32:57 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED DOLLARS and NO/100 (\$124,500.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Benjamin Clayton Franklin**, a married man (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **Casey Clark and Ophelia Ann Clark Sheffield** (herein referred to as Grantee), as joint tenants with rights of survivorship, the following described real estate (the "Property"), situated in Jefferson County, Alabama, to wit:

Lot 10, according to the Survey of Summerchase, Phase I, as recorded in Map Book 23, page 7 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to 1) *ad valorem* taxes due for the current year and subsequent years not yet due and payable; 2) covenants, restrictions, reservations, easements, setback lines, rights-of-ways, and other matters imposed of record; and 3) mineral rights owned, leased or reserved in favor of others.

Benjamin Clayton Franklin is the surviving grantee of that survivorship deed in Instrument 2002-19346; the other grantee, Ira Dean Franklin, having died on or about the 24th day of January, 2015.

Casey Clark is one and the same person as Casey L. Clark.

\$122,244.00 of the purchase price recited above was derived from the proceeds of a purchase money mortgage closed simultaneously herewith.

The Property is neither the homestead of Grantor nor Grantor's spouse.

TO HAVE AND TO HOLD unto the said Grantee their heirs and assigns, forever, as joint tenants, with right of 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.

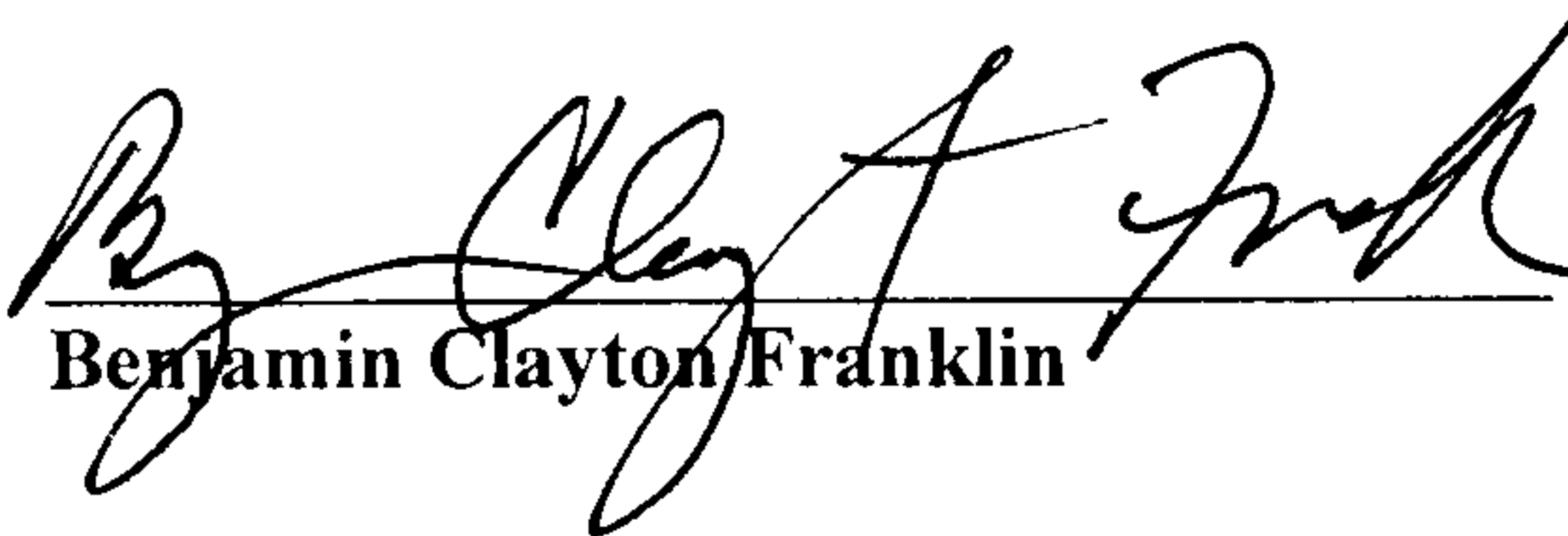
And we do for ourselves and for our heirs, executors, and administrators covenant with the Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same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

Shelby County, AL 07/01/2015
State of Alabama
Deed Tax: \$2.50

IN WITNESS WHEREOF, Grantor has executed this Deed this 29th day of June, 2015.

WITNESS:

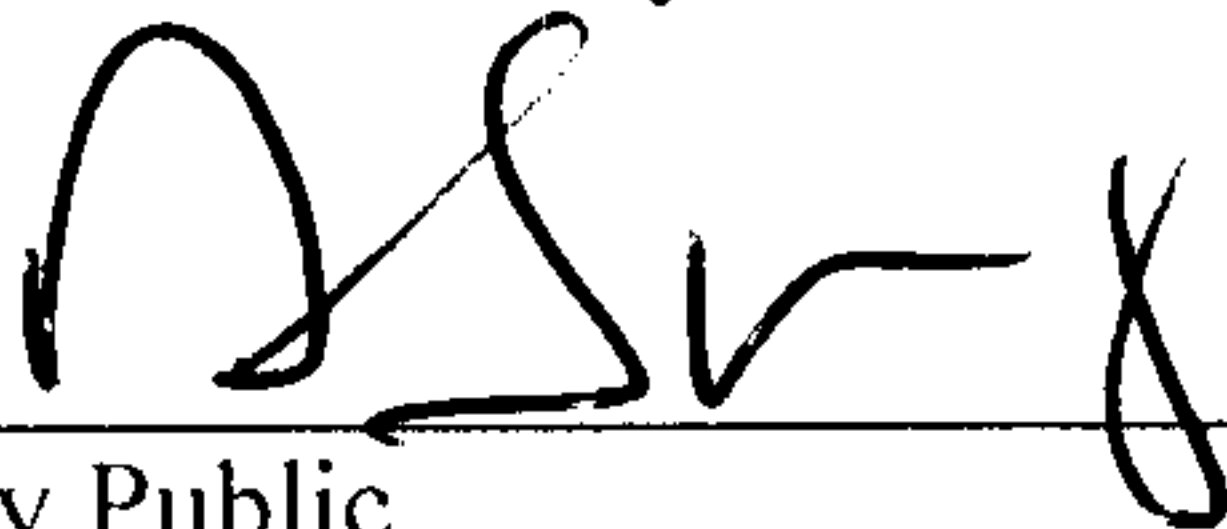
GRANTOR:


Benjamin Clayton Franklin

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin Clayton Franklin, a widowed man, 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 voluntarily on the day the same bears date.


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



Notary Public

My Commission Expires: _____

ROBERT H. SPRAIN, JR.
Notary Public - Alabama
Jefferson County
My Commission Expires
June 29, 2017


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Real Estate Sales Validation Form

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

Grantor's Name Benjamin Clayton Franklin
Mailing Address _____

Grantee's Name Casey L. Clark and Ophelia
Mailing Address Ann Clark Sheffield
136 Summerchase Pkwy
Calera, AL 35209

Property Address 136 Summerchase Pkwy.
Calera, AL 35209

Date of Sale June 29, 2015
Total Purchase Price \$ 124,500.00

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
☒ Sales Contract
Closing Statement

Appraisal
Other

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 6/29/15

Sprain Law Firm, PC

Print Robert H. Sprain, Jr

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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