

This instrument prepared by:
Christa C. Ketchum
Law Office of Christa C. Ketchum, LLC
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Bryan Duke and Yvonne G. Duke
244 Beaver Creek Pkwy
Pelham, AL 35124

WARRANTY DEED

20150709000232330

07/09/2015 02:07:46 PM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Fourteen Thousand And No/100 Dollars (\$214,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **George Thorpe, unmarried**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Bryan Duke and Yvonne G. Duke** (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 86, according to the Survey of Beaver Creek Preserve, Second Sector, as recorded in Map Book 26, page 54, in the Probate Office of Shelby County, Alabama.

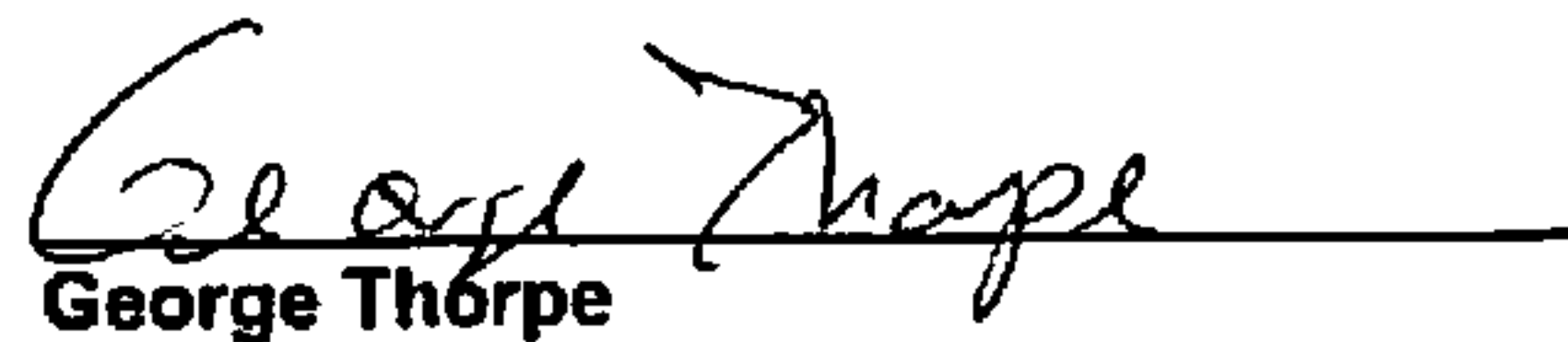
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Three Thousand Three Hundred And No/100 Dollars (\$203,300.00) 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.

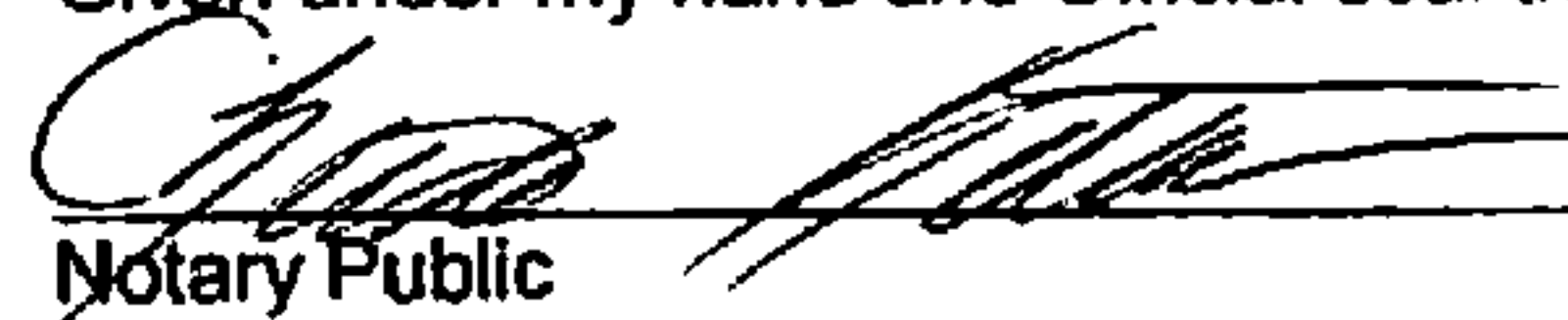
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 15, 2015.

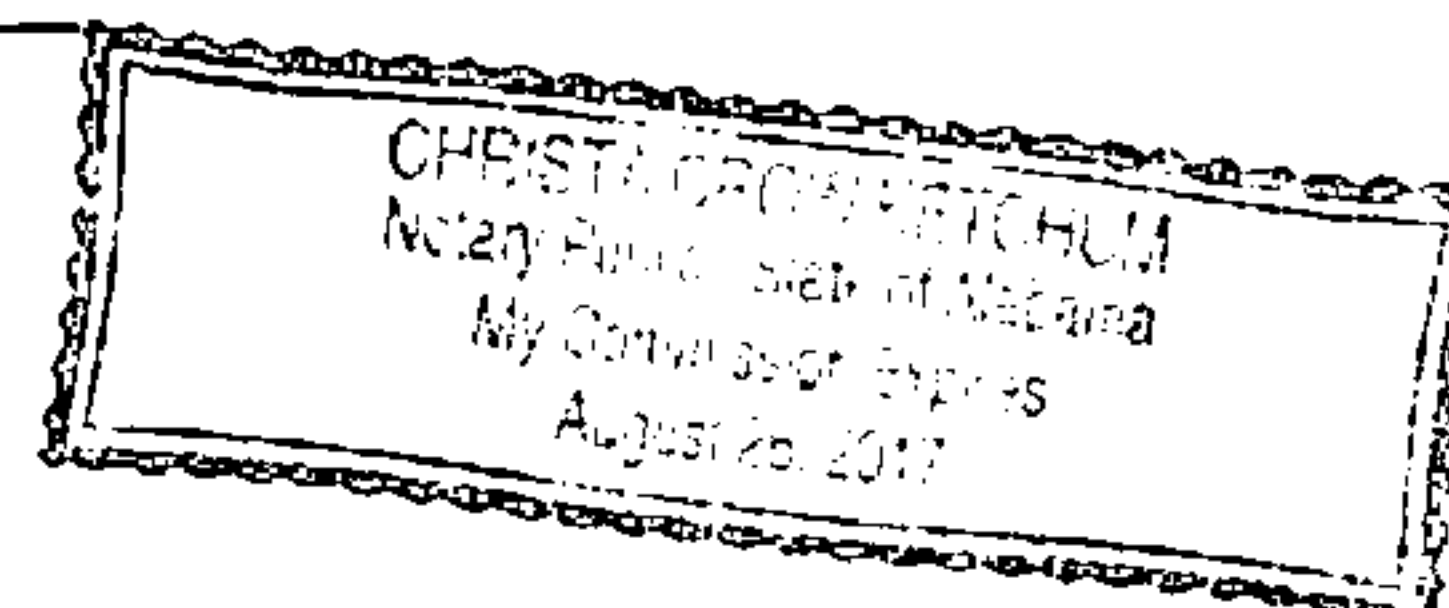

George Thorpe

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that George Thorpe, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 15th day of June, 2015.


Notary Public



Real Estate Sales Validation Form

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

Grantor's Name	George Thorpe	Grantee's Name	Bryan Duke and Yvonne G. Duke
Mailing Address	244 Beaver Creek Pkwy Pelham, AL 35124	Mailing Address	244 Beaver Creek Pkwy Pelham, AL 35124
Property Address	244 Beaver Creek Pkwy Pelham, AL 35124	Date of Sale	June 15, 2015
		Total Purchase Price	\$214,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" 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 - George Thorpe, 244 Beaver Creek Pkwy, Pelham, AL 35124.

Grantee's name and mailing address - Bryan Duke and Yvonne G. Duke, , .

Property address - 244 Beaver Creek Pkwy, Pelham, AL 35124

Date of Sale - June 15, 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 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: June 15, 2015

Sign  Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/09/2015 02:07:46 PM
\$28.00 DEBBIE
20150709000232330

