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07/23/2015 01:33:36 PM
DEEDS 1/2

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

SEND TAX NOTICE TO:
Christopher M. Burton and
Kimberly G. Burton
505 Mill Springs Circle
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Thirty-Four Thousand And No/100 Dollars (\$434,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Joseph Blake Kendrick and Susan S. Kendrick, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher M. Burton and Kimberly G. Burton (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 10, according to the Survey of Mill Springs Estates, Amended 1st Sector, as recorded in Map Book 24, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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.

Three Hundred Forty-Seven Thousand Two Hundred And No/100 Dollars (\$347,200.00) 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 July 9, 2015.

Joseph Blake Kendrick
Joseph Blake Kendrick
Susan S. Kendrick
Susan S. Kendrick

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph Blake Kendrick and Susan S. Kendrick, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 9th day of July, 2015.

Cassy L. Dailey
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

Grantor's Name	Joseph Blake Kendrick and Susan S. Kendrick	Grantee's Name	Christopher M. Burton and Kimberly G. Burton
Mailing Address	505 Mill Springs Circle Hoover, AL 35244	Mailing Address	1504 Belle Point Drive Mount Pleasant, SC 29464

Property Address	505 Mill Springs Circle Hoover, AL 35244	Date of Sale	July 9, 2015
		Total Purchase Price	\$434,000.00
		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 - Joseph Blake Kendrick and Susan S. Kendrick, 505 Mill Springs Circle, Hoover, AL 35244.

Grantee's name and mailing address - Christopher M. Burton and Kimberly G. Burton, 1504 Belle Point Drive, Mount Pleasant, SC 29464.

Property address - 505 Mill Springs Circle, Hoover, AL 35244

Date of Sale - July 9, 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: July 9, 2015

Sign Jessica Daily
 Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/23/2015 01:33:36 PM
 \$104.00 JESSICA
 20150723000251220