

STATE OF ALABAMA

SHELBY COUNTY

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**WARRANTY DEED-----JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) [and other good and valuable considerations], the receipt and sufficiency of which are hereby acknowledged, that King D. Thatenhurst, Jr. and Patricia A. Thatenhurst, a married couple, hereinafter called "Party of the First Part," do hereby

GRANT, BARGAIN, SELL AND CONVEY unto Cynthia Thatenhurst Roddam, a married woman, hereinafter called "Party of the Second Part" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1 of Block 2, of Mountain View Estates Subdivision as recorded in volume 311 page 453 in the Court house of Shelby County, Alabama.

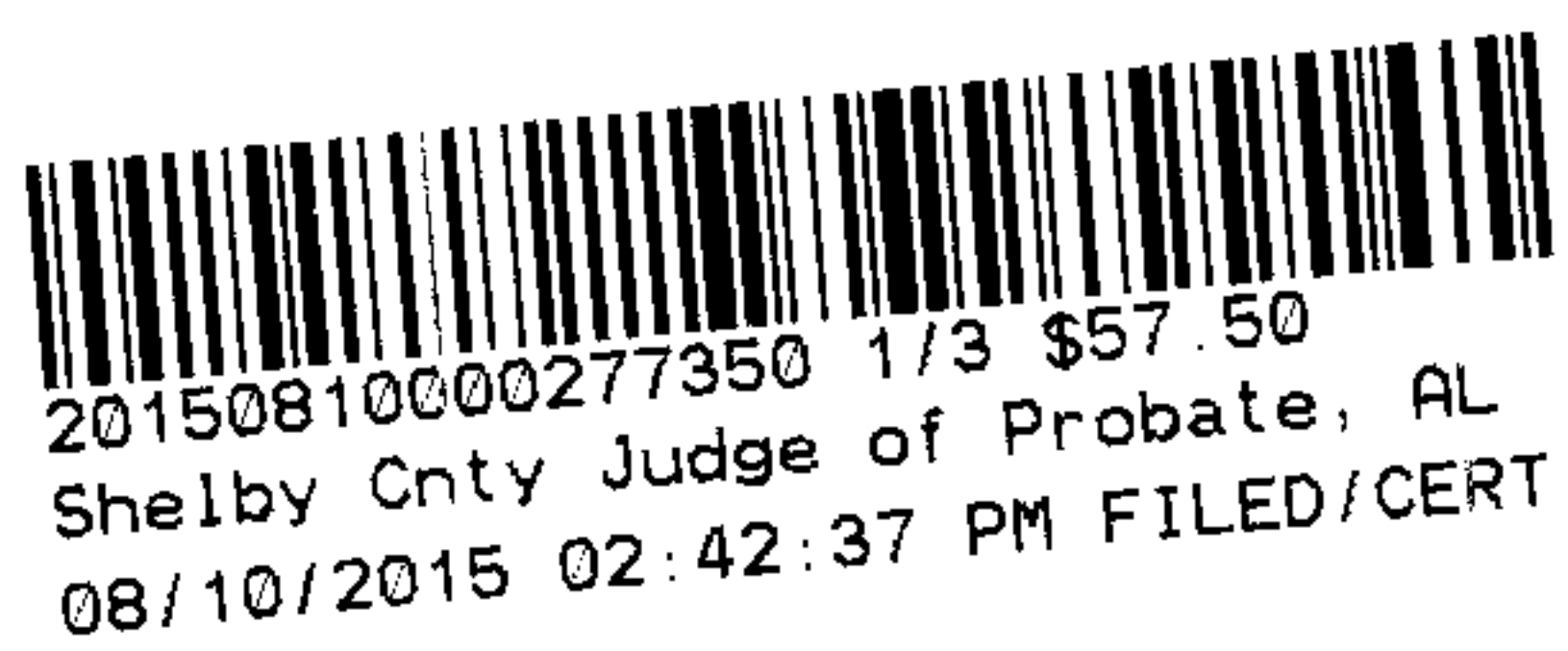
Subject to (1) current taxes (2) restrictive covenants and conditions filed for record on January 23, 1958 in Deed Book 191, page 221 in Probate Office (3) mineral and mining rights excepted from the West 990 feet of the N½ of SE ¼ of Sec. 34, Twp. 20 South, Range 3 West; (4) Transmission line permits to Alabama Power Company recorded in Deed Book 134, page 360; Deed Book 134, Page 363; Deed Book 198, page 495 and Deed Book 228, Page 798 in Probate Office and in Deed Book 310, Page 211; (5) Right of way deed to Shelby County recorded in Deed Book 155, Page 549 (6) The South 10 feet of the lots is subject to easement for drainage and utilities as shown by map of said subdivision recorded in Map Book 4, page 19 in Probate Office.

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors and administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this deed and affixed the seal

of the Party of the First Part thereto on this the 6 day of August, 2015, in Shelby County, Alabama.



PARTY OF THE FIRST PART

King D. Thatenhurst Jr. (J.S.)
Patricia A. Thatenhurst (L.S.)

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Diana M. O'Connell, a Notary Public for the State at Large, hereby certify that King D. Thatenhurst, Jr. and Patricia A. Thatenhurst whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 6th day of August, 2015.

Diana M. O'Connell
Notary Public

My Commission Expires: 7-21-2018

THIS INSTRUMENT PREPARED BY:

Meagan Moncus England, Esq.
Moncus & England
3178-D Pelham Parkway
Pelham, AL 35124
205-664-9088

20150810000277350 2/3 \$57.50
Shelby Cnty Judge of Probate, AL
08/10/2015 02:42:37 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name King Thatenhurst
Mailing Address 2018 1st Ave W
Maylene AL 35114

Grantee's Name Cynthia Roddam
Mailing Address 1012 Valhalla Way
Calera 35040

Property Address 2018 1st Ave W
Maylene AL 35114

Date of Sale 8/6/15
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1/3 = 37,093.



20150810000277350 3/3 \$57.50
Shelby Cnty Judge of Probate, AL
08/10/2015 02:42:37 PM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 - 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 _____

Print KING THATENHURST

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one