



20150918000327960 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/18/2015 01:44:49 PM FILED/CERT

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Brandon Shawn Fleming and Christina Fleming
106 Ivy Circle
Pelham, Alabama 35124

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this September 15, 2015, That for and in consideration of **ONE HUNDRED SEVENTY THOUSAND AND N0/100 (\$170,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **SHANDA N. LEMSKY and MARK PAUL LEMSKY, wife and husband**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **BRANDON SHAWN FLEMING and CHRISTINA FLEMING**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 71, according to the Survey of Ivy Brook, Phase Two, First Addition, as recorded in Map Book 19, Page 35, in the Probate Office of Shelby County, Alabama, Being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 19, Page 35.
7. Building and setback lines of 20 feet as recorded in Map Book 19, Page 35, in the Probate Office of Shelby County, Alabama.
8. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1994-33932 and Map Book 19, Page 35 in the Probate Office of Shelby County, Alabama.
9. Right of Way to South Central Bell as recorded in Instrument No. 1994-13513, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Right of Way to Alabama Gas Corporation as recorded in Deed Book 213, Page 452, in the Office of the Judge of Probate of Shelby County, Alabama.

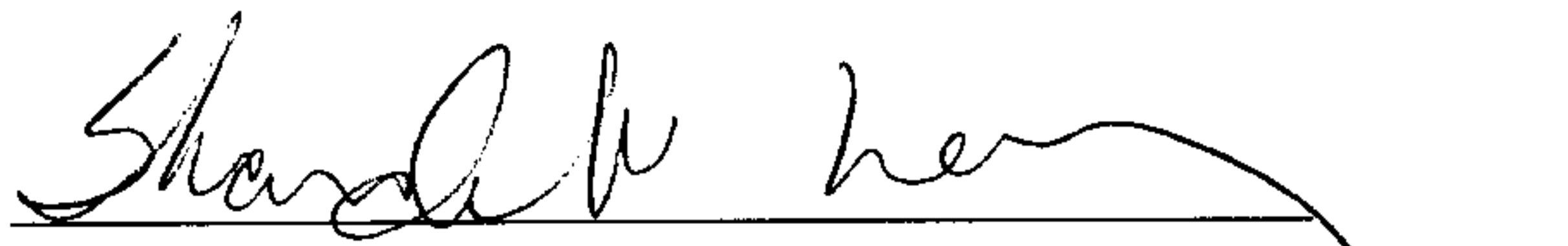
11. Right of Way to Colonial Pipeline as recorded in Deed Book 220, Page 505; Deed Book 223, Page 37 and Deed Book 224, Page 754, in the Office of the Judge of Probate of Shelby County, Alabama.
12. Right of Way to Alabama Power Company as recorded in Deed Book 141, Page 507; Deed Book 225, Page 226, and Real 183, Page 220, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

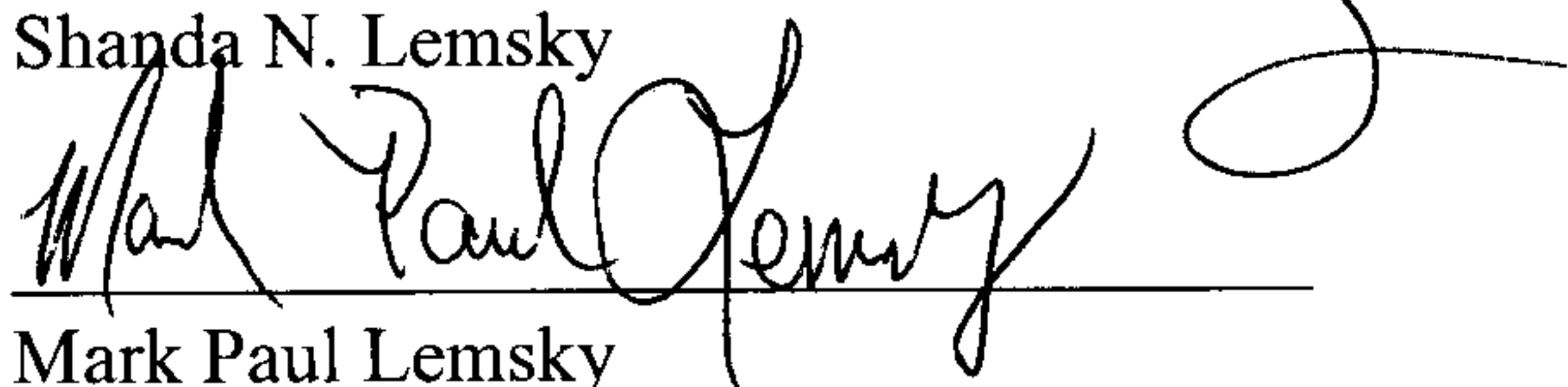
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of September 15, 2015.

GRANTOR:




 Shanda N. Lemsky



 Mark Paul Lemsky

STATE OF ALABAMA
COUNTY OF SHELBY


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I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Shanda N. Lemsky and Mark Paul Lemsky, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Shanda N. Lemsky and Mark Paul Lemsky each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this day of September 15, 2015.



 C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]

Real Estate Sales Validation Form

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

Grantor's Name Shanda N. Lemsky
Mailing Address Mark Paul Lemsky
106 Ivy Circle
Pelham, Alabama 35124

Grantee's Name Brandon Shawn Fleming
Mailing Address Christina Fleming
106 Ivy Circle
Pelham, Alabama 35124

Property Address 106 Ivy Circle
Pelham, Alabama 35124

Date of Sale 9/15/15
Total Purchase Price \$ 170,000.00
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

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 C. Ryan Sparks

Unattested _____

Sign 

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1