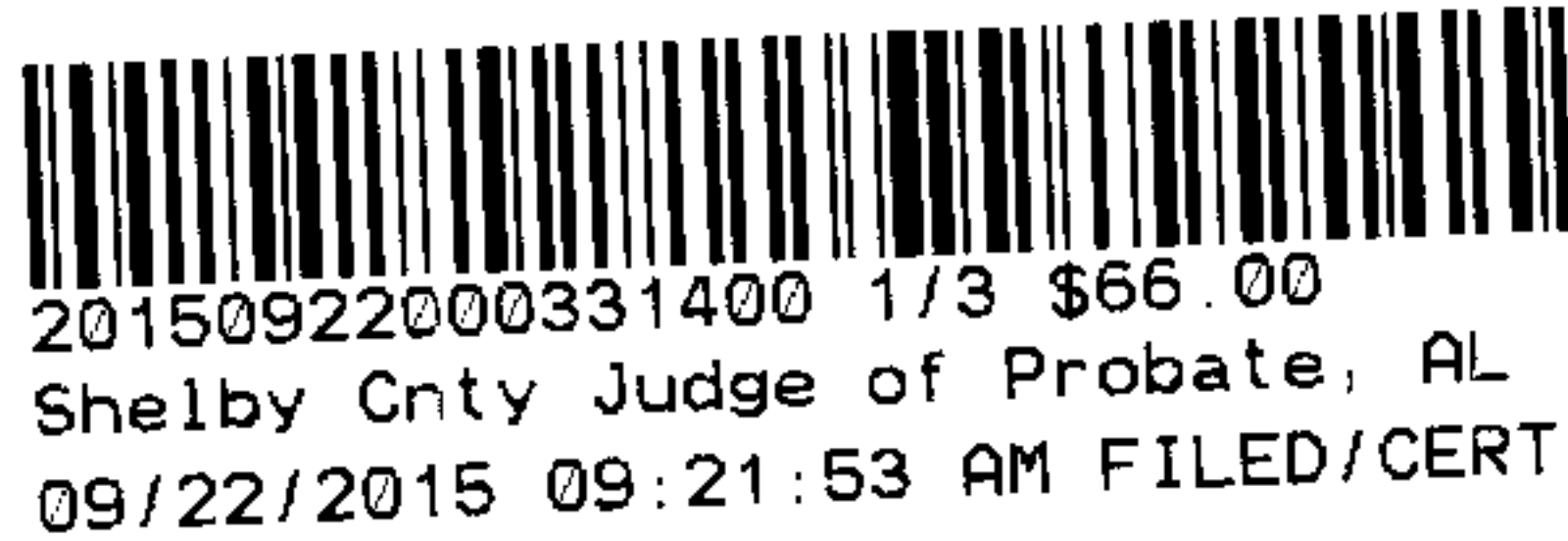


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



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WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 09/22/2015
State of Alabama
Deed Tax: \$45.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Thirty Five Thousand and no/100's Dollars (\$135,000.00)** to the undersigned,

Gavin Ball, a married man

hereinafter referred to as grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

John Randall Bond aka J.R. Bond and Rachel N. Bond

hereinafter referred to as grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2015 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**
- 4. Right-of-way granted to Alabama Power Company recorded in Shelby Real 133, Page 586.**
- 5. Restrictions appearing of record in Shelby Real 140, Page 744; Shelby Real 152, Page 657 and Shelby Real 192, Page 93.**

The above described property is not the homestead of the grantor or his spouse.

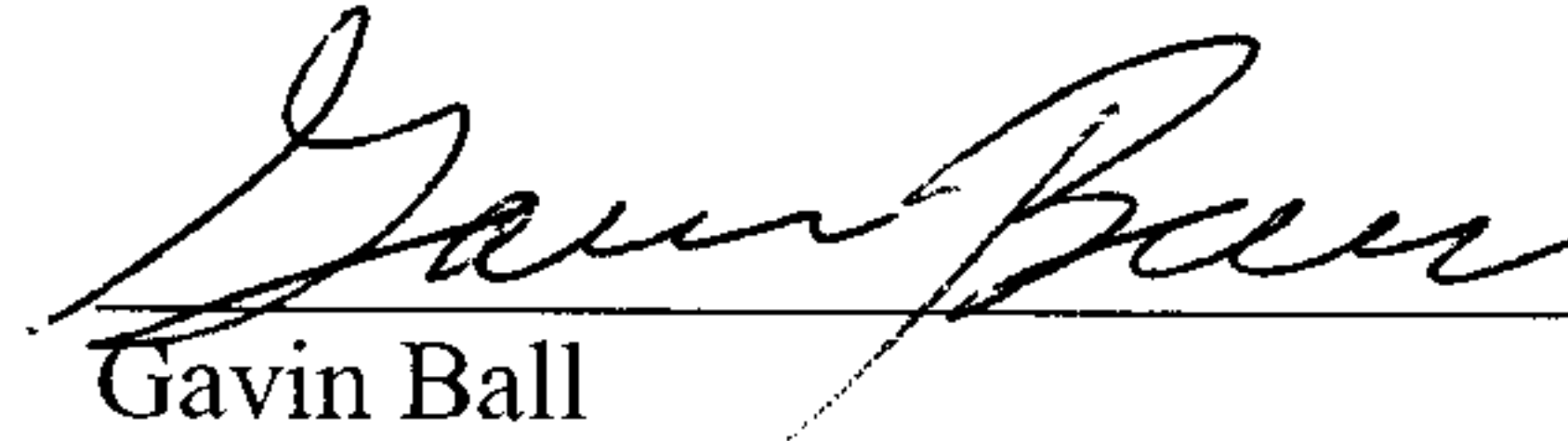
\$90,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantees 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 or more grantees 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 I do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a 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 said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 9th day of September, 2015

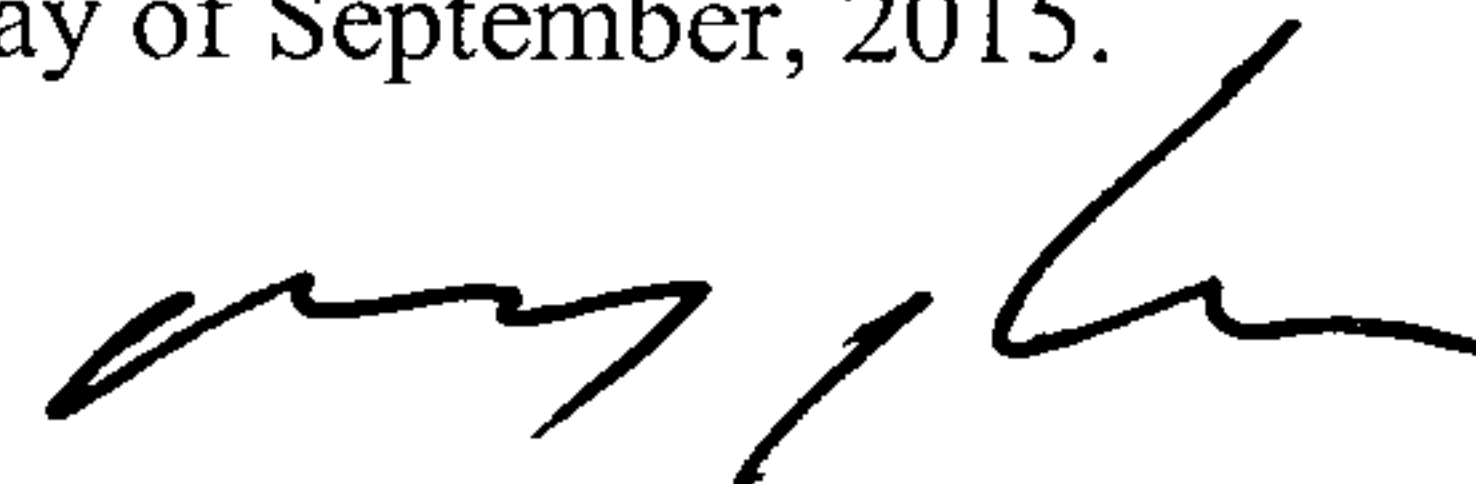
WITNESS:


Gavin Ball

STATE OF ALABAMA
SHELBY COUNTY

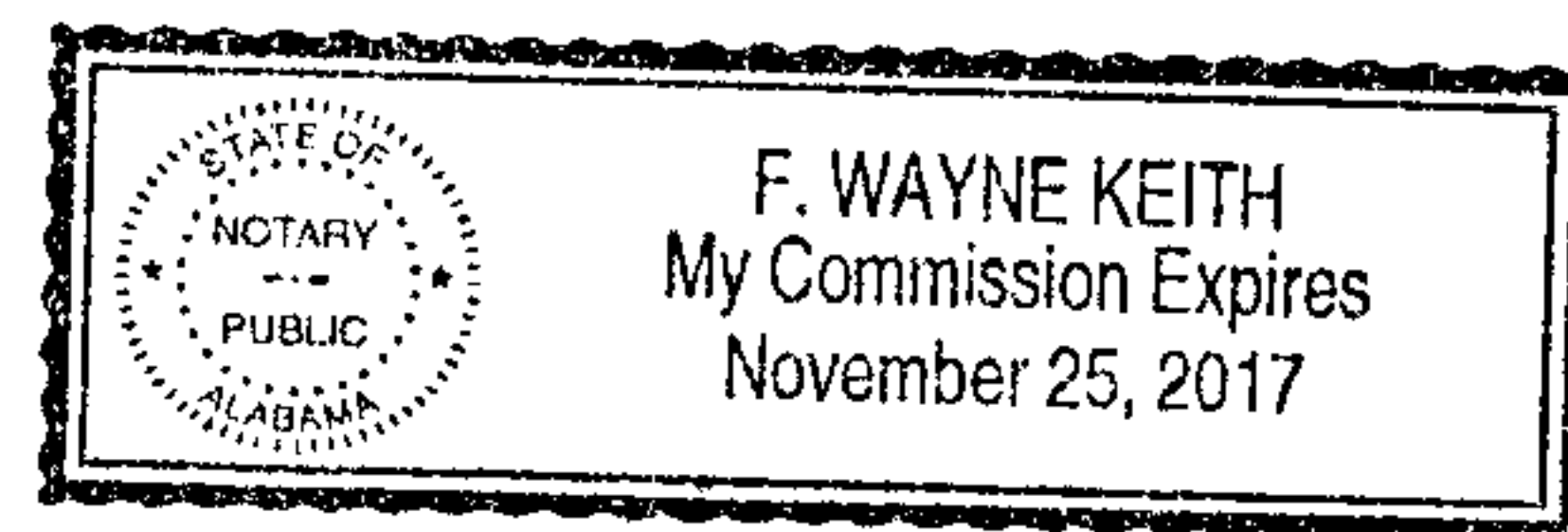
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Gavin Ball, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 9th day of September, 2015.



Notary Public

SEND TAX NOTICE TO:
J.R. Bond and Rachel N. Bond
766 Old Cahaba Drive
Helena, Alabama 35080



20150922000331400 2/3 \$66.00
Shelby Cnty Judge of Probate, AL
09/22/2015 09:21:53 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantors' Name: Gavin Ball

Mailing Address : 525 Founders Park Circle
Hoover, AL 35226

Grantee's Name: John Randall Bond
Rachel N Bond

Mailing Address: 766 Old Cahaba Drive
Helena, AL 35080

Property Address: see legal description on deed

Date of Transfer: September 9, 2015

Total Purchase Price \$135,000.00

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
x	Sales Contract	Other
x	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.

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: September 9, 2015

Sign

x

verified by closing agent
F. Wayne Keith Attorney

RT-1

20150922000331400 3/3 \$66.00
Shelby Cnty Judge of Probate, AL
09/22/2015 09:21:53 AM FILED/CERT