


This Instrument was Prepared by:
Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Austin Landry
Tina Landry
494 Oxford Way
Pelham, AL 35124


20151016000362530 1/3 \$99.00
Shelby Cnty Judge of Probate, AL
10/16/2015 01:21:17 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Three Hundred Ninety Three Thousand Dollars and No Cents (\$393,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Tine Mie Hoffmeister, an unmarried woman, whose mailing address is 329 Appleford Road, Helena, AL 35080** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Austin Landry and Tina Landry, whose mailing address is 494 Oxford Way Pelham, AL 35124** (herein referred to as Grantees), for and during their joint lives as tenants 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, **the address of which is 494 Oxford Way, Pelham, AL 35124**; to wit;

LOT 2602, ACCORDING TO THE SURVEY OF WEATHERLY HIGHLANDS, THE LEDGES-SECTOR 26-PHASE ONE, AS RECORDED IN MAP BOOK 26, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$314,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Tine Mie Hoffmeister is the surviving grantee of that deed dated July 17, 2007 and recorded in Instrument 20070718000336560 in the Judge of Probate of Shelby County, Alabama.

Subject to:

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Shelby County, AL 10/16/2015
State of Alabama
Deed Tax: \$79.00

Such state of facts as shown on subdivision plat recorded in Plat Book 26, Page 145.

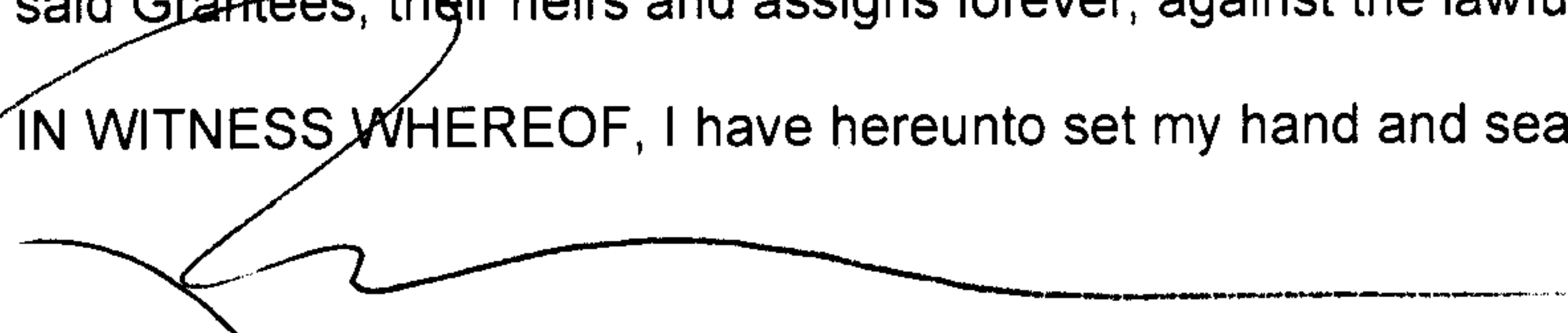
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served 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.

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 from 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 8 day of October, 2015.



Tine Mie Hoffmeister

State of Alabama

Jefferson County

} General Acknowledgment

I, Amye Adams von Seebach a Notary Public in and for the said County, in said State, hereby certify that Tine Mie Hoffmeister, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 official seal, this the 8th day of October, 2015.



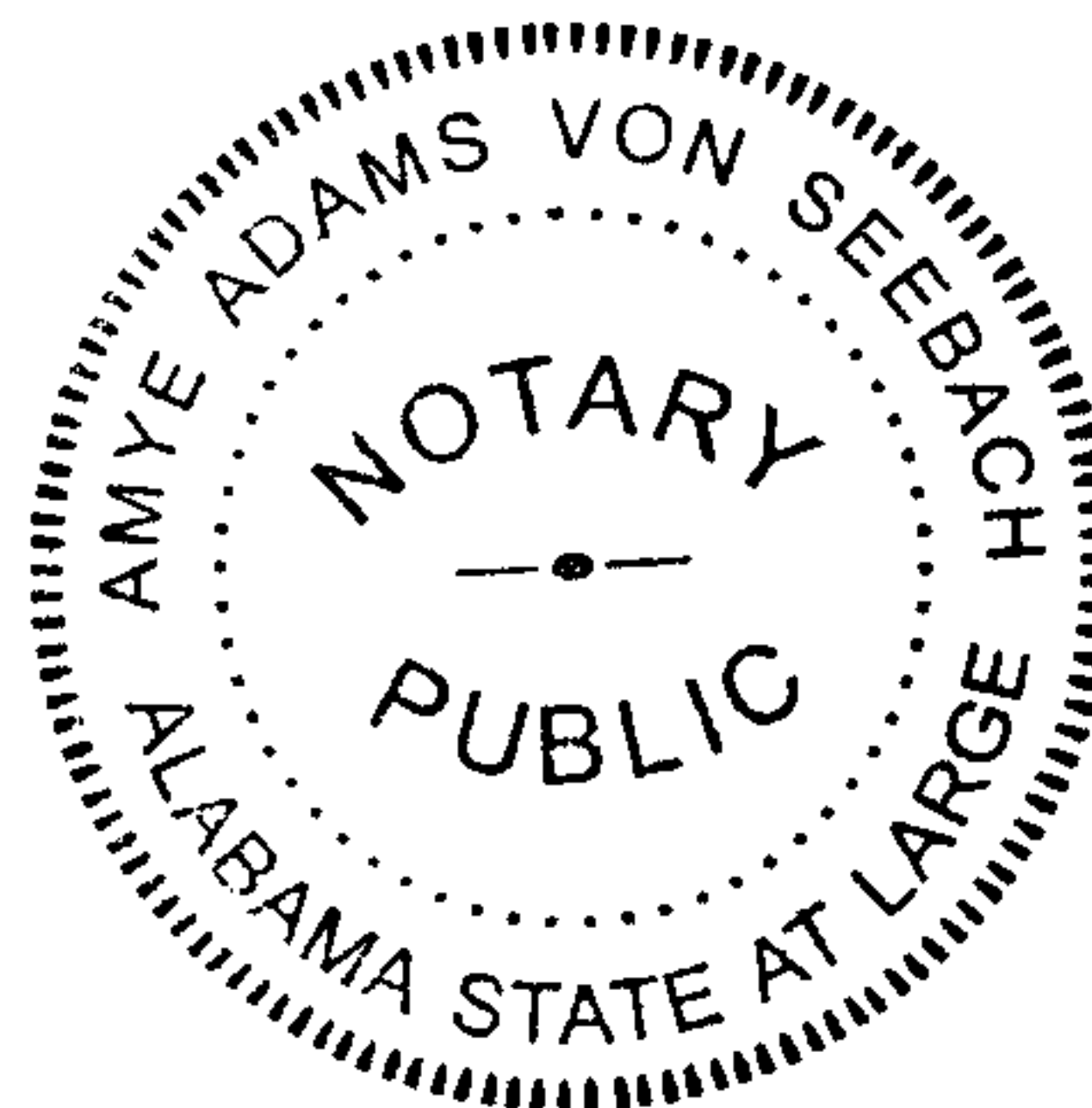
Notary Public, State of Alabama


Amye Adams von Seebach

Printed Name of Notary

MY COMMISSION EXPIRES
JUNE 17, 2017

My Commission Expires: _____




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Real Estate Sales Validation Form

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

Grantor's Name	Tine Mie Hoffmeister
Mailing Address	<u>329 Appleford Road</u> <u>Helena, AL 35080</u>
Property Address	<u>494 Oxford Way</u> <u>Pelham, AL 35124</u>

Grantee's Name	Austin Landry
	Tina Landry
Mailing Address	494 Oxford Way
	Pelham, AL 35124
Date of Sale	October 08, 2015
Total Purchase Price	\$393,000.00
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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u> X </u>	Sales Contract	<u> </u>	Other
<u> </u>	Closing Statement	<u> </u>	

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 of 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 October _____, 2015

Print LINE HOFFMASTER

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1