

DEEDS 1/2

Hoover, Alabama 35244

Chelsea, AL 35043

Joint Tenants with Rights of Survivorship

)

KNOW ALL MEN BY THESE PRESENTS:

)

That in consideration of the sum of **One Hundred Seventy-Seven Thousand Nine Hundred and 00/100 (\$177,900.00)** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we

David J. Freeman and Miranda Freeman, Husband and Wife

(herein referred to as GRANTORS, whether one or more) does grant, bargain, sell and convey unto

Bethany Cochran McCandless and Gavin Alexander McCandless

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 7-25, according to the Plat of Chelsea Park 7th Sector, as recorded in Map Book 37, page 120, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector, filed for record as Instrument No. 20061229000634370 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$174,677.00 of the above purchase price was paid from the proceeds of a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

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 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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, the said GRANTORS have hereunto set their signatures and seals, this the 26th day of October, 2015.

~~David J. Freeman~~

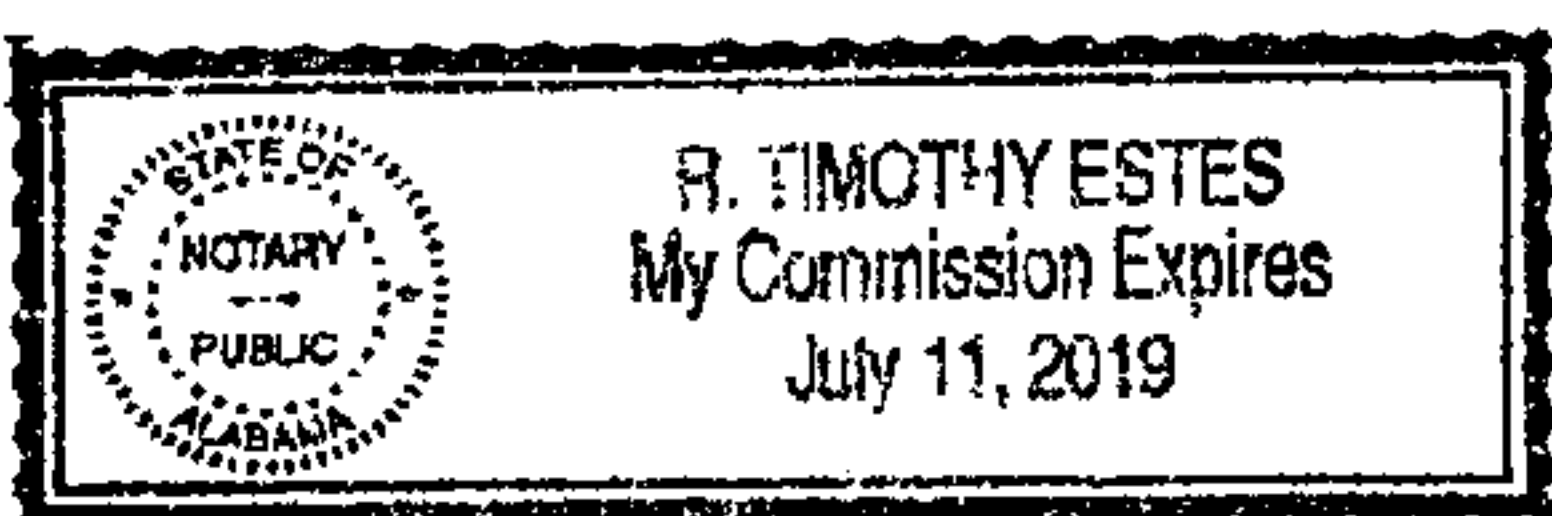
Miranda Freeman

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David J. Freeman and Miranda Freeman** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the **26th** day of **October**, 2015

SEAR



My Commission Expires: 07/11/19

Real Estate Sales Validation Form

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

Grantor's Name	David J. Freeman and Miranda Freeman	Grantee's Name	Bethany Cochran McCandless and Gavin Alexander McCandless
Mailing Address	7278 Cahaba Valley Road, Apt 618b Birmingham, AL 35242	Mailing Address	685 Highway 36 - LRF Chelsea, AL 35043
Property Address	2009 Springfield Drive Chelsea, AL 35043	Date of Sale	October 26, 2015
		Total Purchase Price	\$177,900.00
		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	☐ 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 October 26,
2015

Unattested

(verified by)

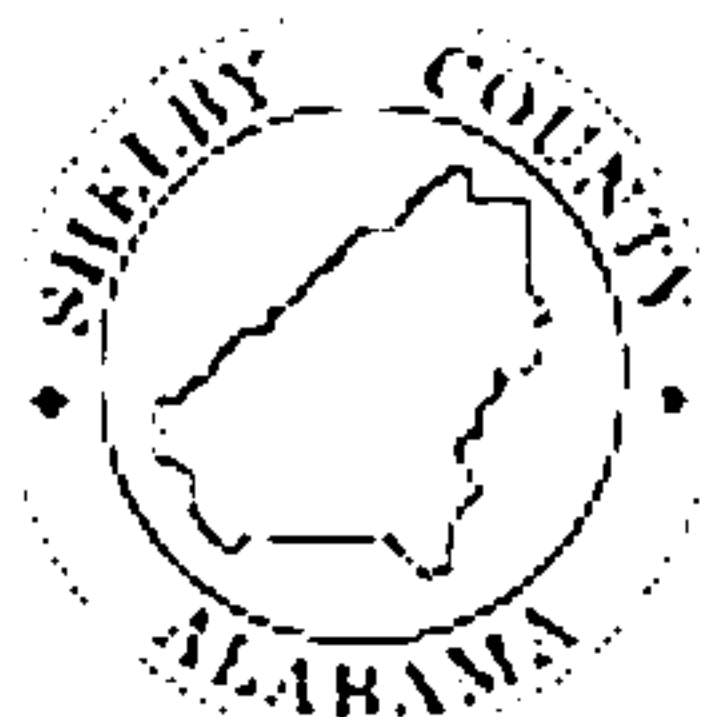
Print

David J. Freeman

Sign



(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/29/2015 01:12:27 PM
\$20.50 CHERRY
20151029000377530

