

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT JAMES LARRY OFFORD, SR. and THERESA ANN OFFORD, husband and wife, and JULIE WRIGHT, an unmarried woman (together herein, "Grantors"), whose address is 153 King James Ct., Alabaster, AL 35007, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to JAMES LARRY OFFORD, SR. and THERESA ANN OFFORD, husband and wife, as joint tenants with right of survivorship (together herein, "Grantees"), whose address is 153 King James Ct, Alabaster, AL 35007, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 153 King James Ct., Alabaster, AL 35007

SOURCE OF TITLE: Instrument Number 20020827000408140

PROPERTY ID: 13 7 26 1 002 041.000

REAL PROPERTY TAX: \$_____ due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant with the said Grantees and Grantees' heirs and assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantors are in the quiet and peaceable possession of said property; and that Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantees and Grantees' heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantors.

R# 1187317

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 7th day of November, 2015.

GRANTOR:

James Larry Offord, Sr. (SEAL)
James Larry Offord, Sr.

STATE OF ALABAMA
COUNTY OF Shelby

I, Robert H. Parks, the undersigned Notary Public in and for said State and County, hereby certify that James Larry Offord, Sr., 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, 2015.

[Affix Notary Seal]

Robert H. Parks

SIGNATURE OF NOTARY PUBLIC

My commission expires: _____

ROBERT H. PARKS
NOTARY PUBLIC

ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 02, 2016

GRANTOR:

Theresa Ann Offord (SEAL)
Theresa Ann Offord

STATE OF ALABAMA
COUNTY OF Shelby

I, Robert H. Parks, the undersigned Notary Public in and for said State and County, hereby certify that Theresa Ann Offord, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, 2015.

[Affix Notary Seal]

Robert H. Parks

SIGNATURE OF NOTARY PUBLIC

My commission expires: _____

ROBERT H. PARKS
NOTARY PUBLIC

ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 02, 2016

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 7th day of November, 2015

GRANTOR:

Julie Wright (SEAL)
Julie Wright

STATE OF ALABAMA
COUNTY OF SHELBY

I, Robert H. Parks the undersigned Notary Public in and for said State and County, hereby certify that Julie Wright, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, 2015.

[Affix Notary Seal]

Robert H. Parks

SIGNATURE OF NOTARY PUBLIC

My commission expires: _____

ROBERT H. PARKS
NOTARY PUBLIC

ALABAMA STATE AT LARGE

MY COMMISSION EXPIRES JULY 02, 2016

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

BRITTANY SANTOS
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

The Grantee's address is:

JAMES LARRY OFFORD, SR.
THERESA ANN OFFORD
153 KING JAMES CT
ALABASTER, AL 35007

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

LOT 41, ACCORDING TO THE SURVEY OF SPRING GATE SECTOR ONE PHASE TWO, AS RECORDED IN MAP BOOK 18, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO JAMES LARRY OFFORD, SR. AND THERESA ANN OFFORD, HUSBAND AND WIFE, AND JULIE WRIGHT, A SINGLE INDIVIDUAL, 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 BY DEED FROM KENCAR DEVELOPMENT, INC., A CORPORATION RECORDED 08/27/2002 IN DEED 20020827000408140, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

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

Grantor's Name	<u>James Larry Offord, Theresa Ann Offord, Julie Wright</u>	Grantee's Name	<u>James Larry Offord and Theresa Ann Offord</u>
Mailing Address	<u>153 King James Court</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>153 King James Ct</u> <u>Alabaster, AL 35007</u>
Property Address	<u>153 King James Court</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>11-7-15</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ <u>79,380.00</u>
		or	
		Assessor's Market Value	\$ <u>264,600.00</u>

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 11-11-15

Print Edwin Unzueta

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent), circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/12/2015 01:49:16 PM
 \$105.50 CHERRY
 20151112000392800

[Signature]

Form RT-1