

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, AL 35244

SEND TAX NOTICE TO:
Gregory Joe Madaris
Deana Kay Madaris
633 Springbank Ter
Birmingham, AL 35242

WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

20151208000419390
12/08/2015 01:04:22 PM
DEEDS 1/2

That in consideration of **Six Hundred Thousand and 00/100 Dollars (\$600,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

Richard James West, II (being the same as Richard J. West) and Linda Wenzel West (being the same as Linda W. West), Husband and Wife
(herein referred to as GRANTORS, whether one or more) do, grant, bargain, sell and convey unto

Gregory Joe Madaris and Deana Kay Madaris
(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 912, according to the Map and Survey of Greyston Legacy, 9th Sector, recorded in Map Book 32, Page 44-A & 44-B, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$207,500.00 of the consideration was paid from 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, we have set our hands and seals, this the 4th day of December, 2015.

Richard James West, II by M. C. Cocke as atty in fact
Richard James West, II, by
Marquita Caldwell Cocke, Agent/ Attorney In Fact

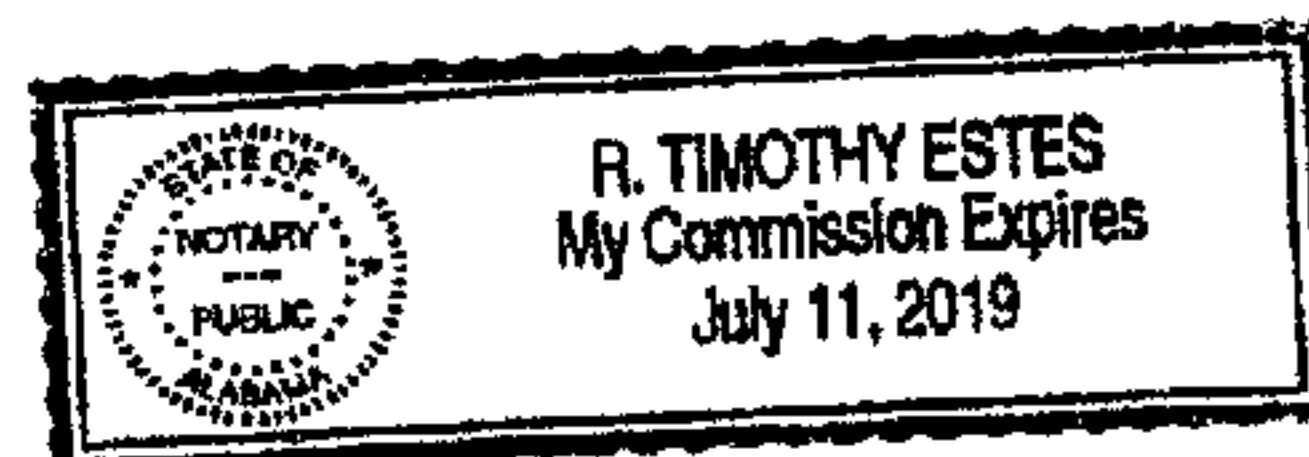
Linda Wenzel West, by M. C. Cocke as atty in fact
Linda Wenzel West, by
Marquita Caldwell Cocke, Agent/ Attorney In Fact

State of Alabama)
County of Jefferson)

I, the undersigned, a Notary Public in and for said State at Large hereby certify that **Marquita Caldwell Cocke**, whose name as Agent/Attorney in Fact for **Richard James West, II**, is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, she, in her capacity as such Agent/Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 4th day of December, 2015.

Timothy Estes
Notary Public
My Commission expires: 07/11/19

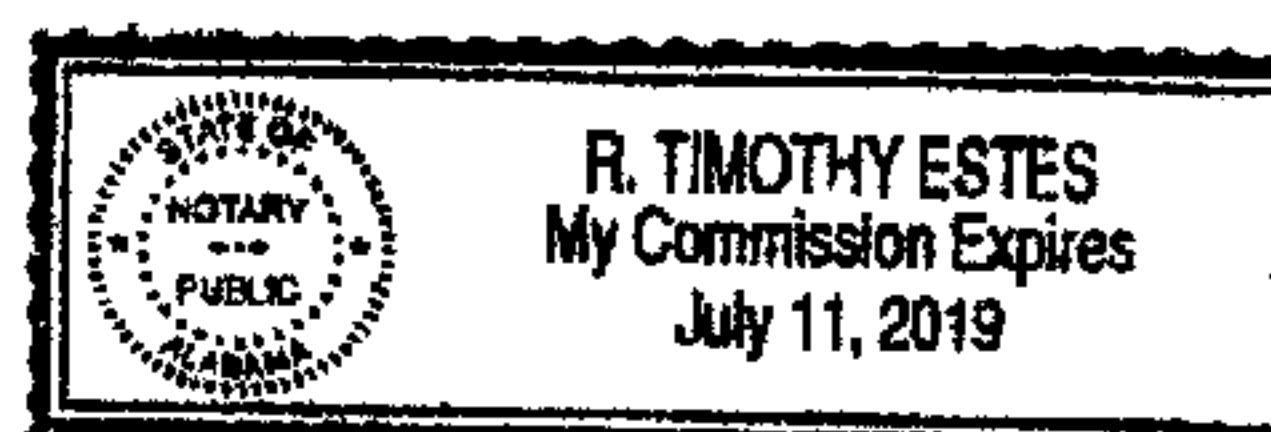


State of Alabama)
County of Jefferson)

I, the undersigned, a Notary Public in and for said State at Large hereby certify that **Marquita Caldwell Cocke**, whose name as Agent/Attorney in Fact for **Linda Wenzel West**, is signed to the foregoing instrument and who is known to me, acknowledged before me this date that being informed of the contents of said instrument, she, in her capacity as such Agent/Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 4th day of December, 2015.

Timothy Estes
Notary Public
My Commission expires: 07/11/19



20151208000419390 12/08/2015 01:04:22 PM DEEDS 2/2

Grantor's Name Richard James West, II and Linda Wenzel West Grantee's Name Deana Kay Madaris and Gregory Joe Madaris

Mailing Address 633 Springbank Ter
Birmingham, AL 35242

Mailing Address _____

Property Address 633 Springbank Ter
Birmingham, AL 35242

Date of Sale December 4, 2015
Total Purchase Price \$600,000.00

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 ☐ 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 - Richard James West, II and Linda Wenzel West, 633 Springbank Ter,
Birmingham, AL 35242.

Grantee's name and mailing address - Deana Kay Madaris and Gregory Joe Madaris, , .

Property address - 633 Springbank Ter, Birmingham, AL 35242

Date of Sale - December 4, 2015.

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.

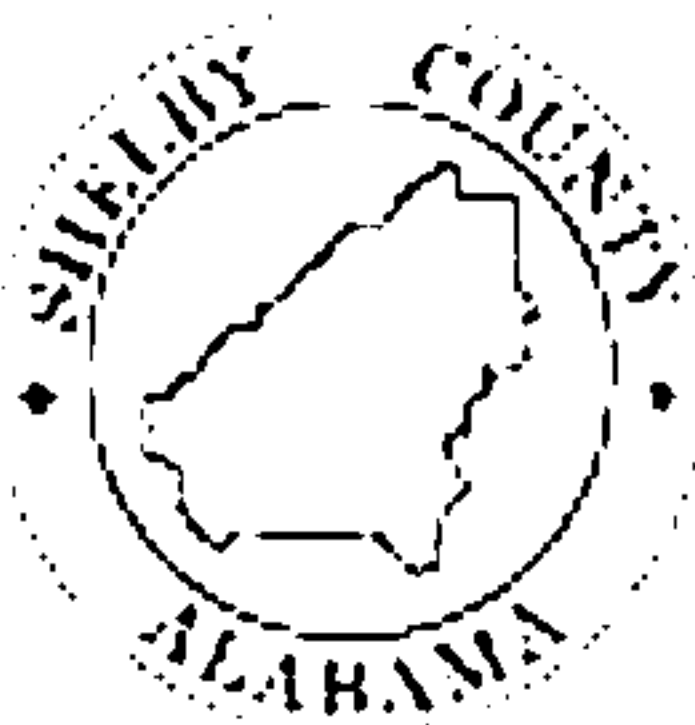
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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: December 4, 2015

Sign Deana Kay Madaris
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/08/2015 01:04:22 PM
\$409.50 CHERRY
20151208000419390

James W. Fuhrmeister