20151210000423020 12/10/2015 03:18:49 PM DEEDS 1/2

This instrument prepared by: Sandy F. Johnson 3170 Highway 31 South Pelham, AL 35124

SEND TAX NOTICE TO: David L. Martin 33 Oakdale Drive Montevallo, AL 35115

## WARRANTY DEED

STATE OF ALABAMA	)
SHELBY COUNTY	)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Three Thousand Five Hundred And No/100 Dollars (\$103,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jason Chatham and Morgan Chatham, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto David L. Martin and Alisha Anne Martin (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 33, according to the Map and Survey of Oakdale Estates, recorded in Map Book 5, Page 98, in the Office of the Judge of Probate of Jefferson County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred One Thousand Six Hundred Twenty-Four And No/100 Dollars (\$101,624.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 9, 2015.

Jason Chatham

Morgan Chatham

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason Chatham and Morgan Chatham, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

4876 A. I. B. D.

Given under my hand and official seal on the 9th day of December, 2015.

Notary Public

My commission expires:

FILE NO.: TS-1502390a

## Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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Grantor's Name	Jason Chatham and Morgan Chatham	Grantee's Name	David I	Martin
Mailing Address	33 Oakdale Drive Montevallo, AL 35115	Mailing Address		0th Street AL 35040
Property Address	33 Oakdale Drive Montevallo, AL 35115	Date of Sale Total Purchase Pr or Actual Value or		December 9, 2015 \$103,500.00 \$
		Assessor's Marke	t Value	\$
The purchase prio	e or actual value claimed on this form ordation of documentary evidence is n	n can be verified in ot required)	the fol	lowing documentary evidence:
Bill of Sale		Appraisal		
Sales Contrac	at	Other:		
X Closing State	ment			
If the conveyance the filing of this for	document presented for recordation of mis not required.	contains all of the r	equired	information referenced above,

## Instructions

Grantor's name and mailing address - Jason Chatham and Morgan Chatham, 33 Oakdale Drive, Montevallo, AL 35115.

Grantee's name and mailing address - David L. Martin, 2050 20th Street, Calera, AL 35040.

Property address - 33 Oakdale Drive, Montevallo, AL 35115

Date of Sale - December 9, 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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 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 9, 2015

Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/10/2015 03:18:49 PM

\$19.00 CHERRY 20151210000423020

Filed and Recorded

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AH.N.