

**WARRANTY DEED** JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20151211000424490 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
12/11/2015 01:34:39 PM FILED/CERT

STATE OF ALABAMA  
County of Shelby

Send Tax Notice To: Heidi L. Lloyd and James E. Lloyd  
353 Chesser Loop Circle  
Chelsea, Alabama 35043

Presents:

THAT IN CONSIDERATION OF Two Hundred Twenty Thousand and no/100 Dollars (\$220,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I, **Jeffery D. Ball and wife, Pamela D. Ball** (herein referred to as grantor(s)) do grant, bargain, sell and convey unto **Heidi L. Lloyd and James E. Lloyd** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 110, according to the Amended map of Cottages at Chesser Phase II, recorded in Map Book 38, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use of the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Instrument No. 20040511000248910, First Amendment to Declaration as recorded in Instrument no. 20091008000381600 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to the "Declaration").

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$216,015.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

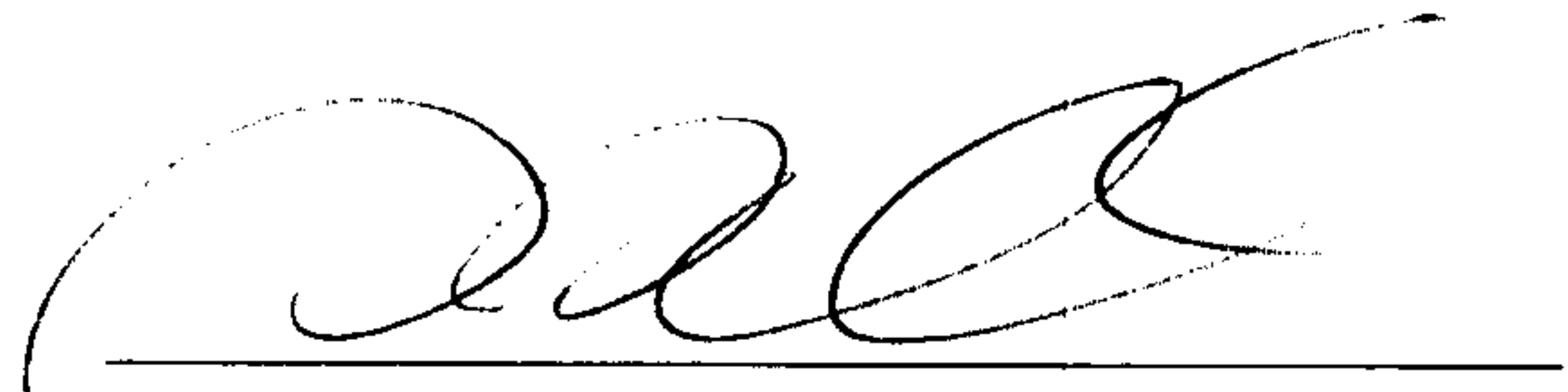
To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 24<sup>th</sup> day of November, 2015.

Jeffery D. Ball by Pamela D. Ball his Attorney in fact

Jeffery D. Ball by Pamela D. Ball, Attorney in  
Fact under Agreement dated 10-19-2015

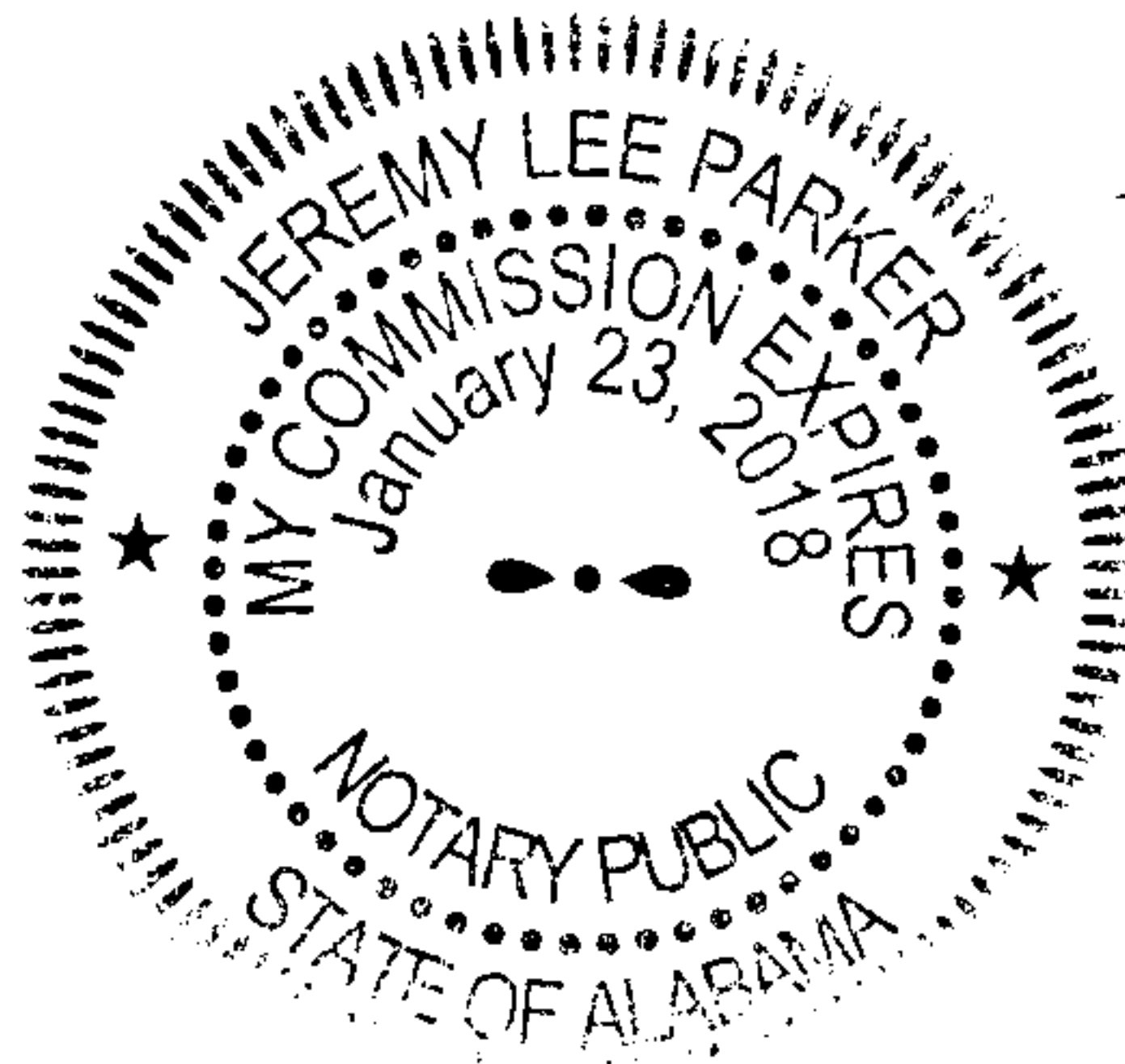
  
Pamela D. Ball

STATE OF Alabama  
County of Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Pamela D. Ball 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24<sup>th</sup> day of November, 2015.

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

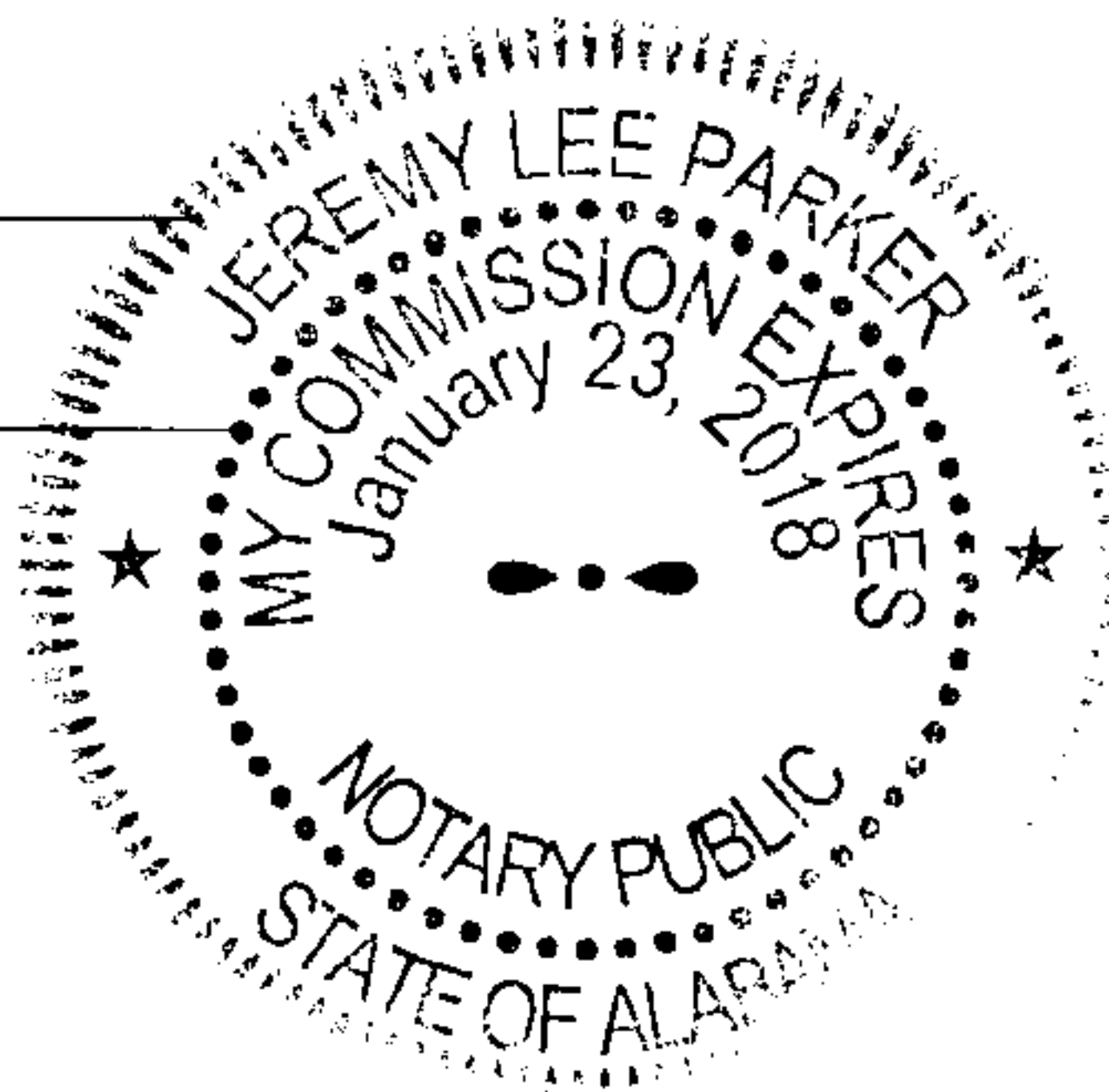


  
Notary Public  
My Commission Expires:

State of Alabama  
County of Shelby

I, The Undersigned, a notary public, hereby certify that Pamela D. Ball as Attorney in Fact for Jeffery D. Ball whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that Pamela D. Ball in her capacity as Attorney in fact, did executed the same voluntarily and acting within the scope and power of said Power of Attorney, for Jeffery D. Ball on the day the same bears date.  
Given under my hand and seal this the 24<sup>th</sup> day of November, 2015.

  
Notary Public  
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	Heidi L. Lloyd and James E. Lloyd	Grantee's Name	Jeffery D. Ball and Pamela D. Ball
Mailing Address	353 Chesser Loop Cir Chelsea, AL 35043	Mailing Address	353 Chesser Loop Cir Chelsea, AL 35043
Property Address	353 Chesser Loop Cir. Chelsea, AL 35043	Date of Sale	November 24, 2015
		Total Purchase Price	\$220,000.00
		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  
☐ 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 November 24, 2015  
Unattested  
(verified by)

Print: Pamela D. Ball  
Sign: [Signature]  
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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