

This Instrument was Prepared by:
Lynn Hightower-Moore
Common Bond Title, LLC
300 Office Park Drive, Suite 230
Mountain Brook, AL 35223

Send Tax Notice To: Nicolas Tucker
Amy Tucker
159 Teal Circle
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00), the amount of which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **LuAnn B. Gossett, an unmarried woman, whose mailing address is 471 Savannah Cove, Calera, AL 35040** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Nicolas Tucker and Amy Tucker, husband and wife, husband and wife, whose mailing address is 159 Teal Circle, Pelham, AL 35124** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 159 Teal Circle, Pelham, AL 35124**; to wit;

LOT 36, ACCORDING TO THE MAP OF MALLARD POINTE, AS RECORDED IN MAP BOOK 10, PAGE 70, AND RE-RECORDED IN MAP BOOK 12, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2016 and subsequent years, not yet due and payable.

Such state of facts as shown on subdivision plat recorded in Plat Book 12, Page 7.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.

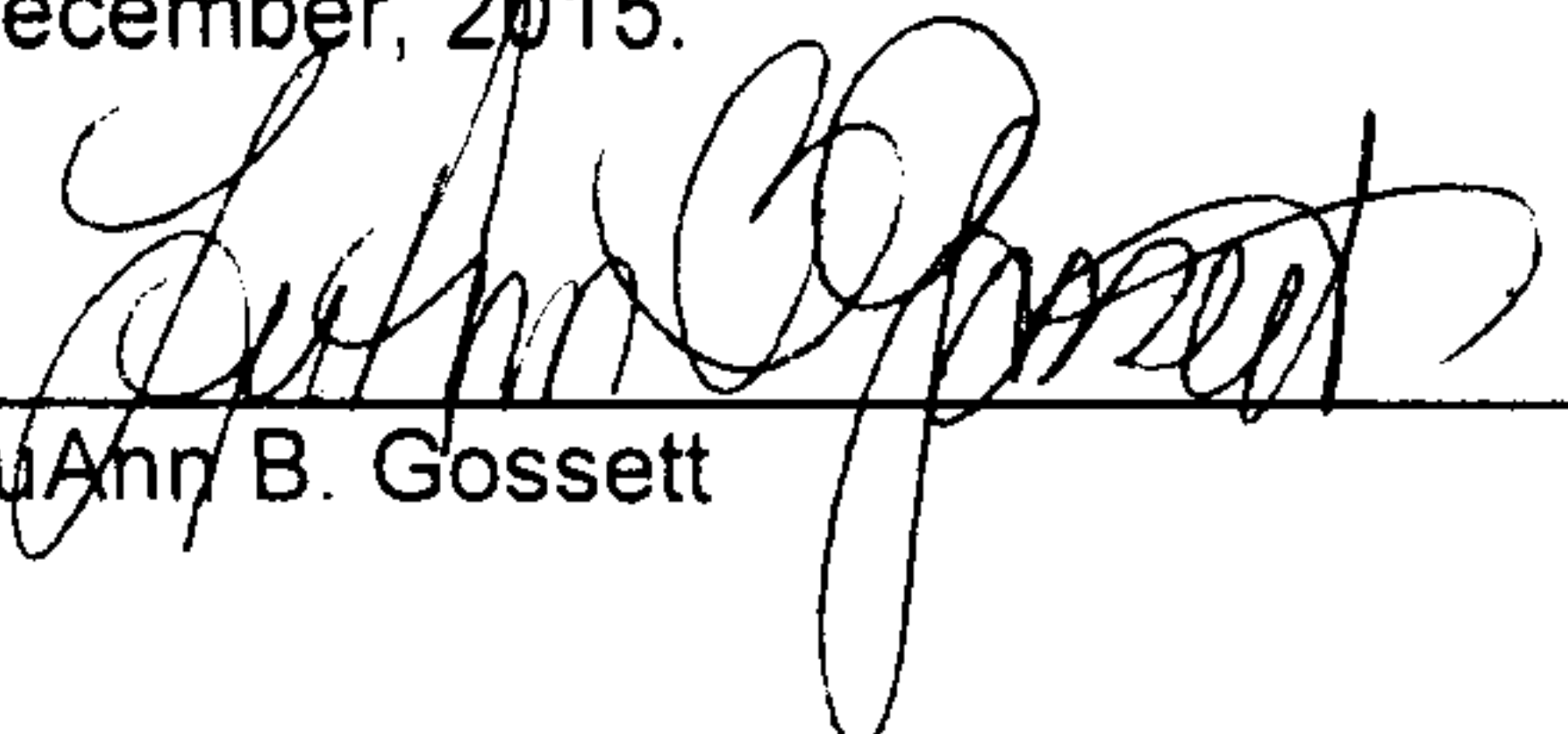
Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

\$179,450.00 of the purchase price is being paid by a purchase money mortgage that is being recorded 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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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 31st day of December, 2015.



LuAnn B. Gossett

Shelby County, AL 01/07/2016
State of Alabama
Deed Tax: \$6.00

State of Alabama

} General Acknowledgment

Jefferson County

I, Lynn Hightower-Moore, a Notary Public in and for the said County, in said State, hereby certify that LuAnn B. Gossett, an unmarried woman 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, this the 31st day of December, 2015.

Amy Adams Von Seebach

Notary Public, State of Alabama

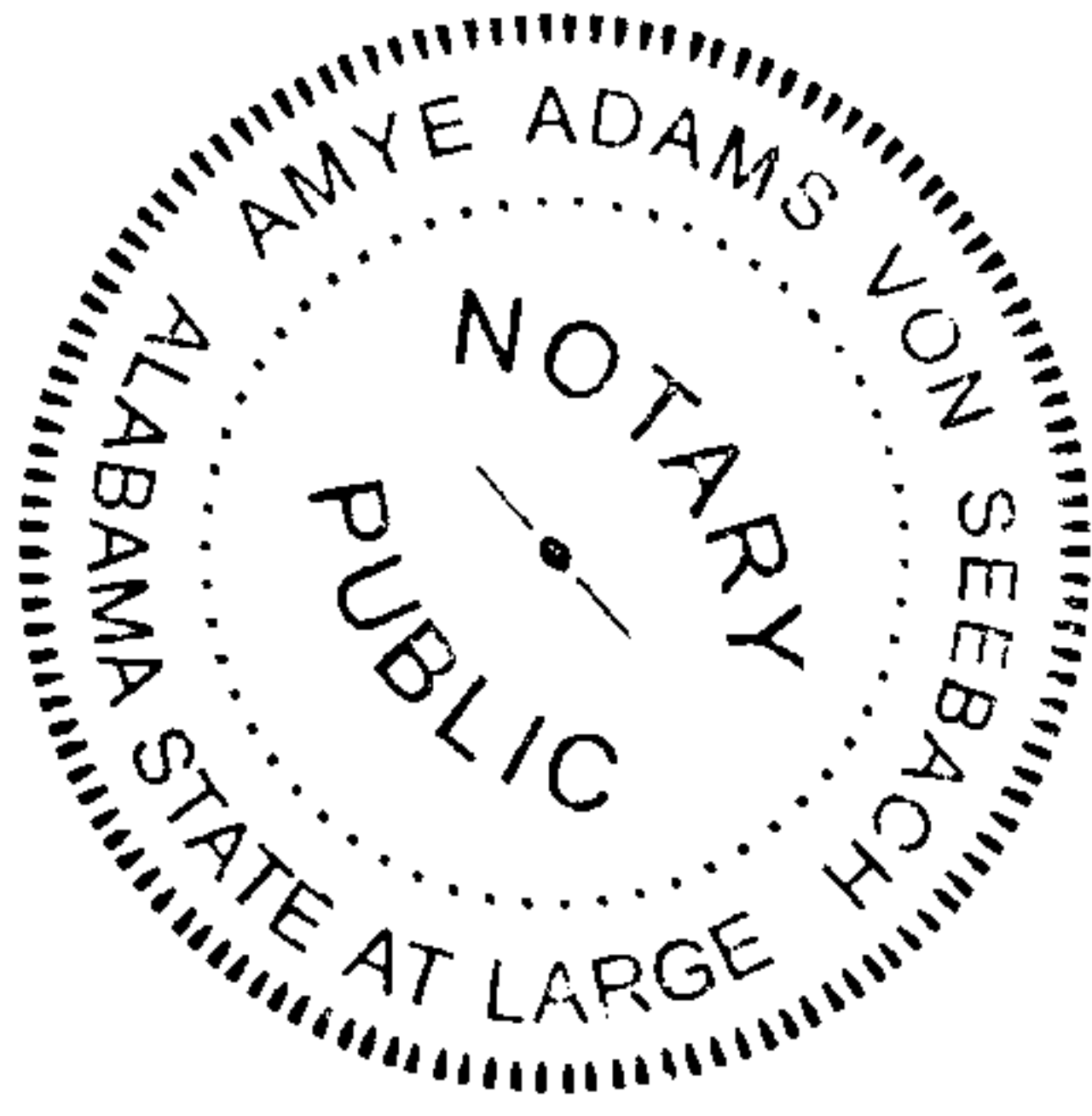
Lynn Hightower Moore

Printed Name of Notary

MY COMMISSION EXPIRES

My Commission Expires:

JUNE 17, 2017



20160107000005900 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
01/07/2016 09:14:35 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name LuAnn B. Gossett
Mailing Address 471 Savannah Cove
Calera, AL 35040
Property Address 159 Teal Circle
Pelham, AL 35124

Grantee's Name Nicolas Tucker
Amy Tucker
Mailing Address 159 Teal Circle
Pelham, AL 35124
Date of Sale December 31, 2015
Total Purchase Price \$185,000.00
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.

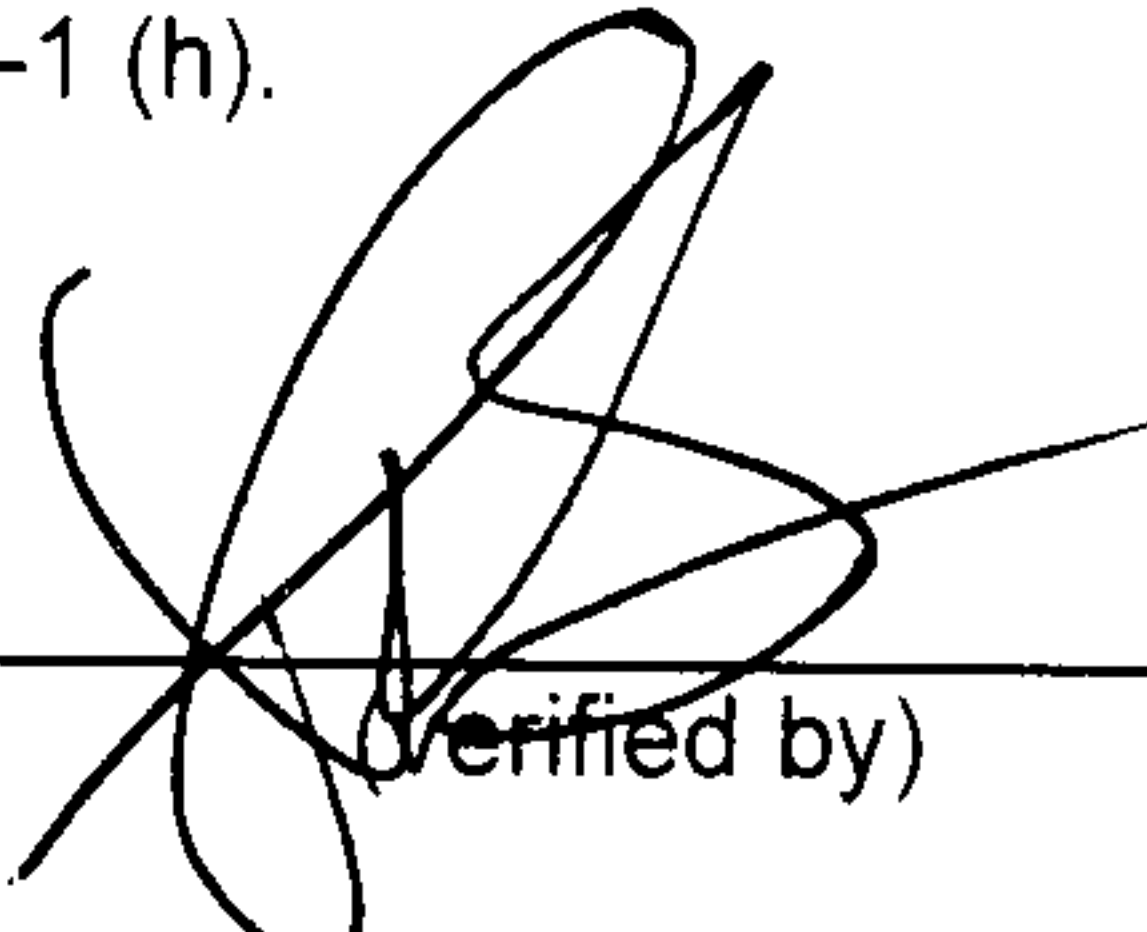
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 30, 2015

Unattested



(Verified by)

Print LuAnn B. Gossett

Sign 

(Grantor/Grantee/Owner/Agent) circle one