

THIS INSTRUMENT PREPARED BY:
W. ALAN SUMMERS, ATTORNEY
1275 CENTER POINT PARKWAY, STE. 100
BIRMINGHAM, ALABAMA 35215

SENT TAX NOTICE TO:
~~4505 BUTTEWOODS LANE~~ 2625 Buttewoods Drive
BIRMINGHAM, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

NO TITLE EXAMINATION

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FIVE HUNDRED DOLLARS AND 00/100 (\$5000.00)**-----
to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEES herein, the receipt
whereof is acknowledged, I or we,

JOE A. VANN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SHERI JACQUALINE VANN, DECEASED,
PROBATE CASE NUMBER: PR2015-000117,

(herein referred to as grantors) do grant, bargain, sell and convey unto,

JOE A. VANN AND WIFE, KATIE S. VANN,

(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 17, ACCORDING TO THE SURVEY OF BUTTE WOODS RANCH ADDITION TO ALTADENA VALLEY, AS
RECORDED IN MAP BOOK 5, PAGE 1, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS AND BUILDING SET-BACK LINES
OF RECORD.

SUBJECT TO TAXES FOR CURRENT YEAR.

SHERI JACQUALINE VANN AND SHERI J. VANN WAS ONE AND THE SAME PERSON.

To Have and To Hold unto the said Grantees **JOE A. VANN AND WIFE, KATIE S. VANN** , as joint tenants, with
right of survivorship their heirs and assignees, 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, we have hereunto set our hand(s) and seal(s), this 19 day of
Jan, 2016.

WITNESS

Joe A. Vann
Personal Representative
JOE A. VANN, AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF SHERI JACQUALINE VANN, DECEASED,
PROBATE CASE NUMBER: PR2015-000117


20160203000034770 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/03/2016 11:04:04 AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **JOE A. VANN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SHERI JACQUALINE VANN, DECEASED, PROBATE CASE NUMBER: PR2015-000117** 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/he/they executed the same, voluntarily and with full authority, on the day the same bears date.

NOTARY PUBLIC *William A. Summers*
MY COMMISSION EXPIRES: 09/23/2016

Real Estate Sales Validation Form

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

Grantor's Name Joe Vann
Mailing Address Personal Rep

Grantee's Name Joe Vann
Mailing Address 2625 Butternut Dr.
B'ham 35242

Property Address 2625 Butternut Dr
Birmingham, AL 35242
10-2-040-001-032-000

Date of Sale 1/19/14
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 257,900

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


20160203000034770 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/03/2016 11:04:04 AM FILED/CERT

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 2/3/14

Print Katie S. Vann

☒ Unattested

Laura Nielsen
(verified by)

Sign Katie S. Vann

(Grantor/Grantee/Owner/Agent) circle one