

This Instrument was Prepared by:  
  
Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-16-22650

Send Tax Notice To: David L. Gardner  
Danielle C. Gardner  
633 Foothills Trace  
Chelsea, AL 35043

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:  
  
County of Shelby

That in consideration of the sum of **Two Hundred Five Thousand Dollars and No Cents (\$205,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Charles E. Ruykhaver and Shannon F. Ruykhaver, Husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David L. Gardner and Danielle C. Gardner**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 9, according to the subdivision plat of Foothills Point, Third Sector, as recorded in map Book 35, Page 136, in the Probate Office of Shelby County, Alabama.

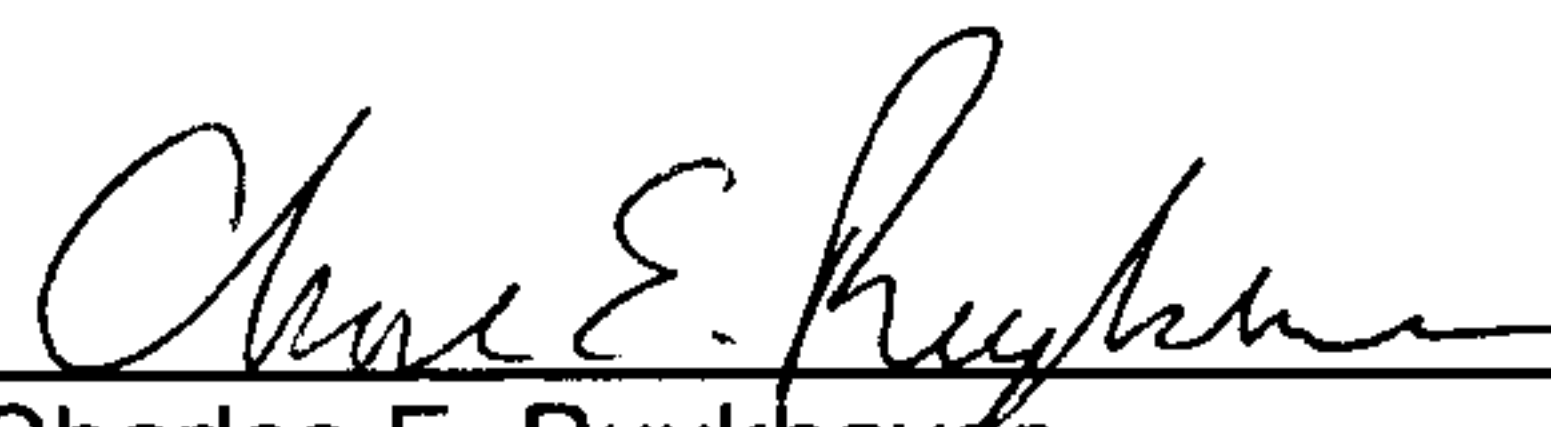
**Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

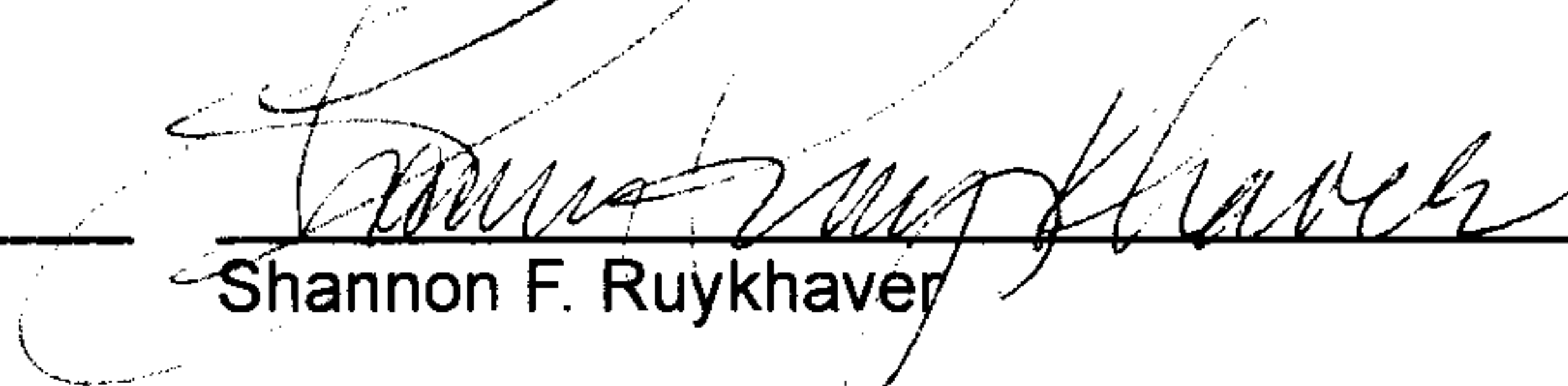
**\$194,750.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of January, 2016.


  
\_\_\_\_\_  
Charles E. Ruykhaver

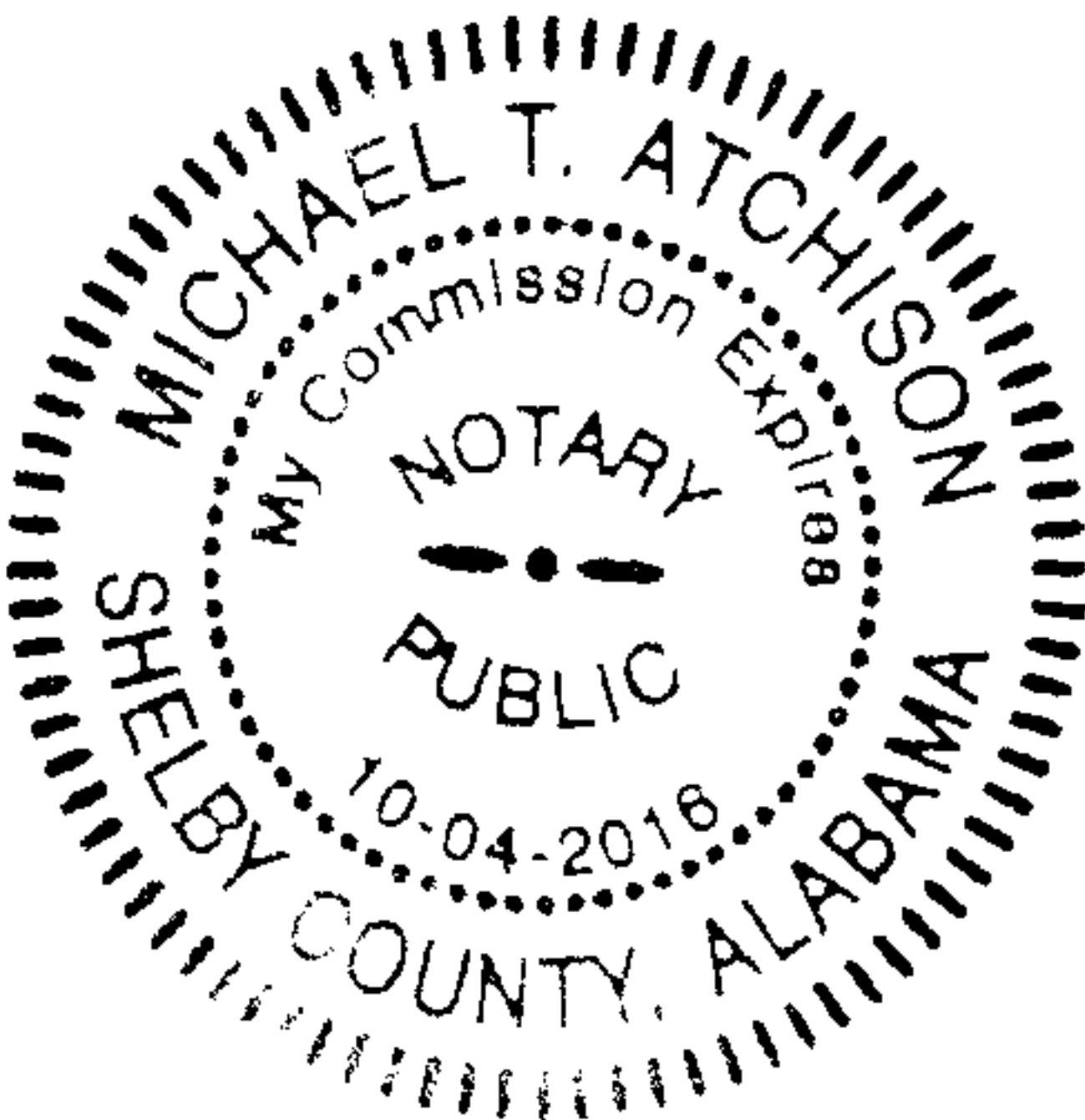
  
\_\_\_\_\_  
Shannon F. Ruykhaver


State of Alabama  
  
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Charles E. Ruykhaver and Shannon F. Ruykhaver, 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.

Given under my hand and official seal this the 29th day of January, 2016.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016



  
20160203000034850 1/2 \$27.50  
Shelby Cnty Judge of Probate, AL  
02/03/2016 11:32:48 AM FILED/CERT

Shelby County, AL 02/03/2016  
State of Alabama  
Deed Tax:\$10.50

## Real Estate Sales Validation Form

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

Grantor's Name Charles E. Ruykhaver  
Shannon F. Ruykhaver

Grantee's Name David L. Gardner  
Danielle C. Gardner

Mailing Address 308 Moravia Falls  
N.C. 28654

Mailing Address 633 Foothills Trace  
Chelsea, AL 35043

Property Address 633 Foothills Trace  
Chelsea, AL 35043

Date of Sale January 29, 2016  
Total Purchase Price \$205,000.00



20160203000034850 2/2 \$27.50  
Shelby Cnty Judge of Probate, AL  
02/03/2016 11:32:48 AM FILED/CERT

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 - 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 January 26, 2016

Print Charles E. Ruykhaver

☐ Unattested

Sign Charles E. Ruykhaver

(verified by)

(Grantor/Grantee/Owner/Agent) circle one