

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

20160208000040700
02/08/2016 03:58:20 PM
DEEDS 1/3

Send Tax Notice to:
Jonathon & Catherine Doss
2500 HWY 119
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

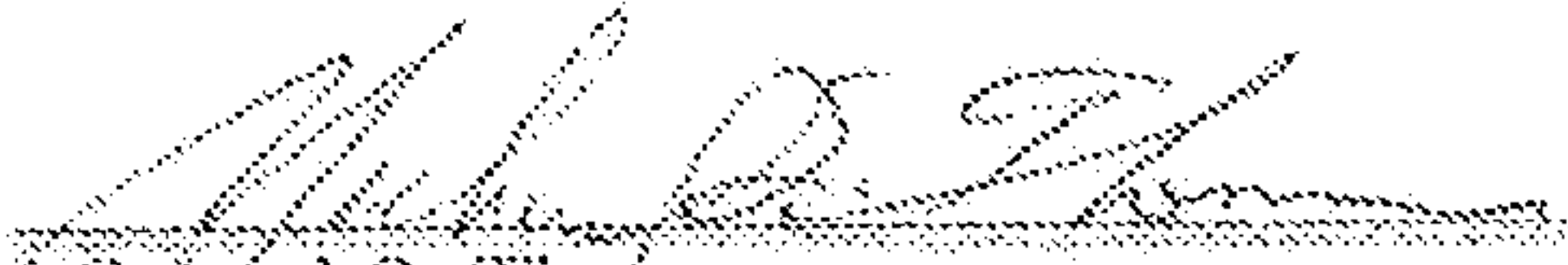
KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY NINE THOUSAND (\$99,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Michael S. Thomas and Lisa Thomas**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jonathon Shane Doss and Catherine Doss**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

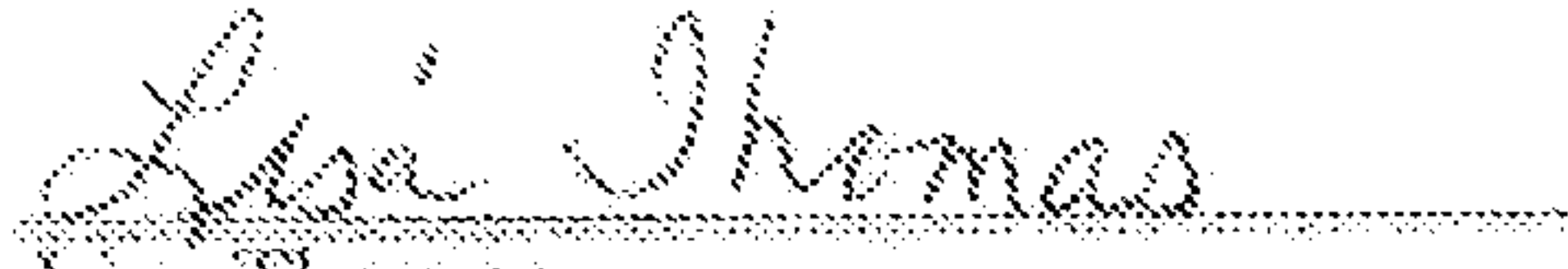
A PARCEL OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHERE THE SOUTH R.O.W. LINE OF COUNTY HIGHWAY NO. 119 INTERSECTS THE CENTERLINE OF SHOAL CREEK, SAID POINT BEING IN THE SE/4 OF NW/4, SECTION 15, T-22-S, R-3-W; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID CREEK A DISTANCE OF 136.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME SAID CENTERLINE OF SHOAL CREEK A DISTANCE OF 750 FEET; MORE OR LESS TO A POINT; THENCE SOUTHWESTERLY ALONG A FENCE LINE A DISTANCE OF 561.60 FEET TO A FENCE CORNER; THENCE TURN AN ANGLE OF 90 DEGREES TO THE RIGHT AND CONTINUE ALONG A FENCE LINE A DISTANCE OF 911.90 FEET TO THE SOUTH R.O.W. LINE OF SAID COUNTY HIGHWAY NO. 119; THENCE NORTHEASTERLY ALONG SAID R.O.W. LINE A DISTANCE OF 317.50 FEET TO A FENCE CORNER; THENCE TURN AN ANGLE OF 90 DEGREES TO THE RIGHT AND CONTINUE ALONG A FENCE LINE A DISTANCE OF 158.30 FEET TO A FENCE CORNER; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND CONTINUE ALONG A FENCE LINE A DISTANCE OF 413.00 FEET TO THE POINT OF BEGINNING. SAID LAND BEING SITUATED IN THE SW/4 OF NW/4 AND THE SE/4 OF NW/4, SECTION 15, T-22-S, R-3-W, SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 8th day of February, 2016.


Michael S. Thomas


Lisa Thomas

STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael S. Thomas and Lisa Thomas, 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of February, 2016.


Notary Public

My Commission Expires: 1/15/17

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 15, 2017

Real Estate Sales Validation Form

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

Grantor's Name	Michael S. Thomas Lisa Thomas	Grantee's Name	Catherine Doss Jonathon Shane Doss
Mailing Address	145 Lake Forest Way Maylene, AL 35114	Mailing Address	2500 HWY 119 Montevallo, AL 35115
Property Address	2532 HWY 119 Montevallo, AL 35115	Date of Sale	02/08/2016
		Total Purchase Price	\$99,000.00
		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 02/08/2016

Print Justin Smitherman

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/08/2016 03:58:20 PM
 \$119.00 CHERRY
 20160208000040700

Justin Smitherman