

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Cory B. McGuffie and Carissa S. McGuffie
2909 MacAlpine Circle
Birmingham, Alabama 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this February 19, 2016, That for and in consideration of **ONE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$197,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **DANIEL P. LEHANE and ASHLEY PAIGE GRANTHAM**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **CORY B. MCGUFFIE and CARISSA S. MCGUFFIE**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 42, Block 2, according to the Survey of Selkirk, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.

And also that part of Lot 41, Block 2, Selkirk, a Subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Lot 41 and run South along the East line of said lot a distance of 19.45 feet to the point of beginning; thence continue along the last stated course a distance of 55.00 feet to a point; thence 90 degrees 00 minutes to the right in a Westerly direction a distance of 2.33 feet to a point; thence 91 degrees 07 minutes to the right in a Northeasterly direction a distance of 52.36 feet to a point; thence 25 degrees 11 minutes to the right in a Northeasterly direction a distance of 2.95 feet to the point of beginning. Mineral and mining rights excepted.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.

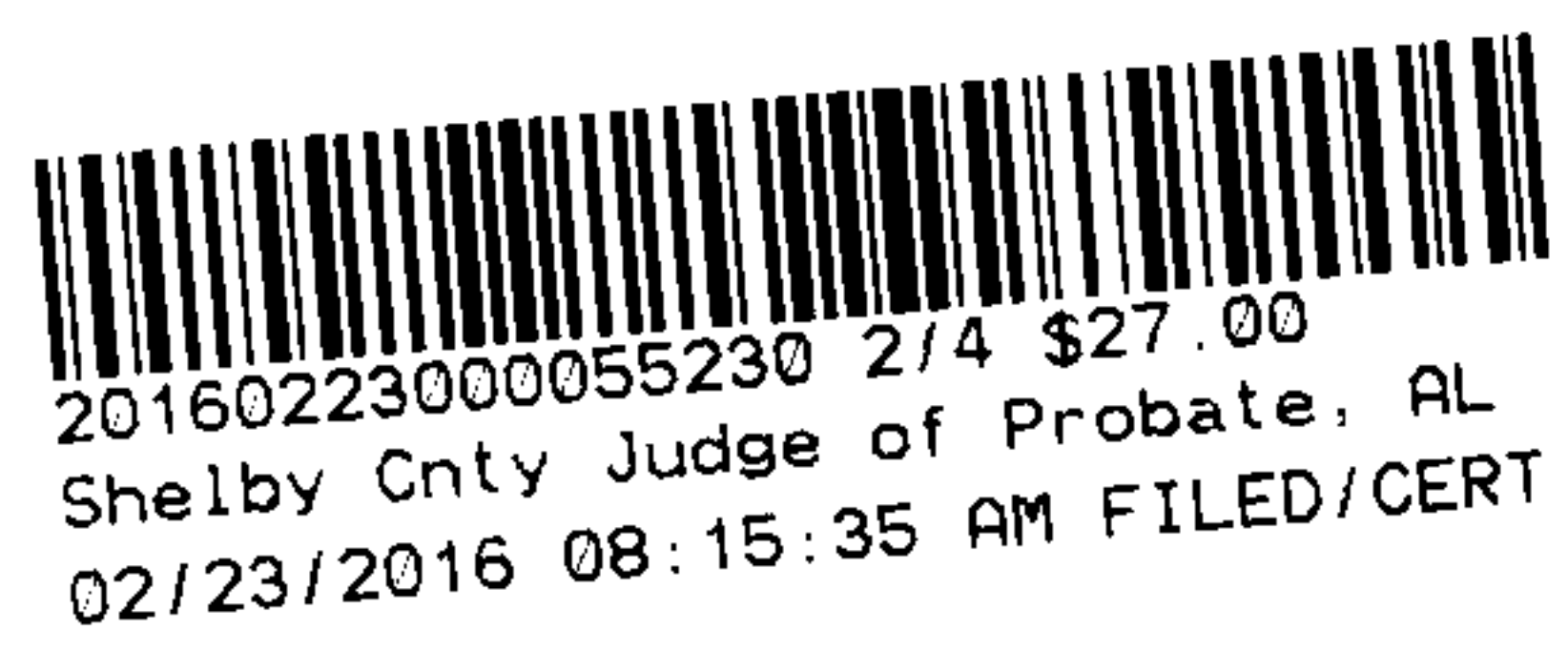
Shelby County, AL 02/23/2016
State of Alabama
Deed Tax: \$4.00


20160223000055230 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
02/23/2016 08:15:35 AM FILED/CERT

4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 6, Page 163.
7. A 10 foot easement along the rear of subject property as shown by recorded plat.
8. Restrictive Covenants to Alabama Power Company as recorded in Misc. Book 21, Page 376.
9. Agreement with Alabama Power Company as recorded in Misc. 21, Page 377.
10. Right of Way to Alabama Power Company as recorded in Deed Book 306, Page 10.
11. Restriction as recorded in Misc. Book 21, Page 10.
12. Title to all minerals of every kind and character, withing and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Vol. 48, Page 427.

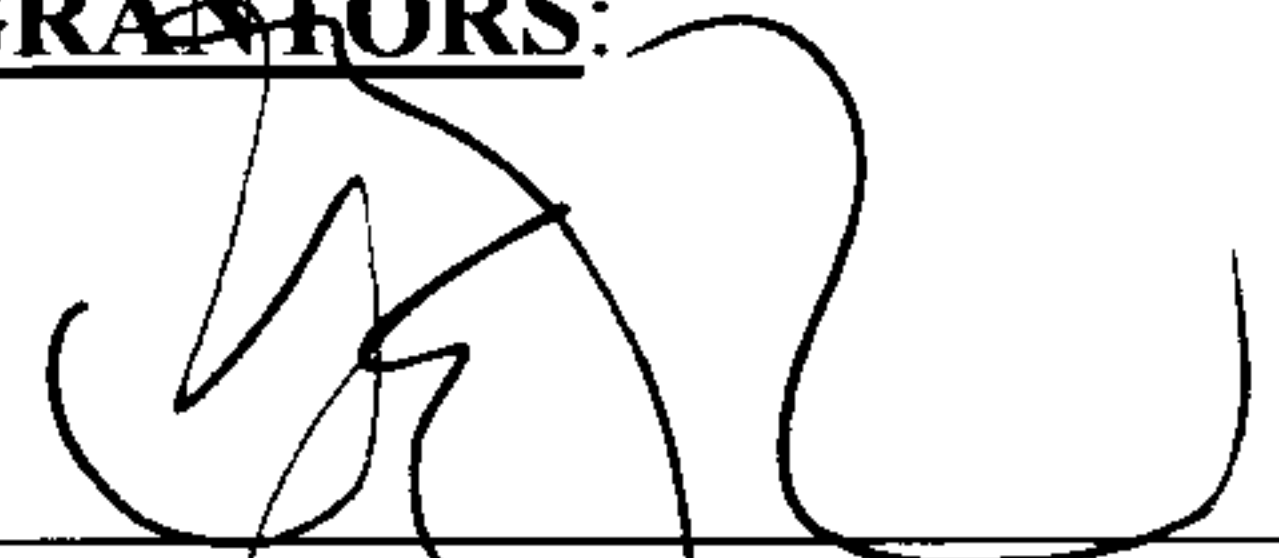
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 SHELBY COUNTY; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

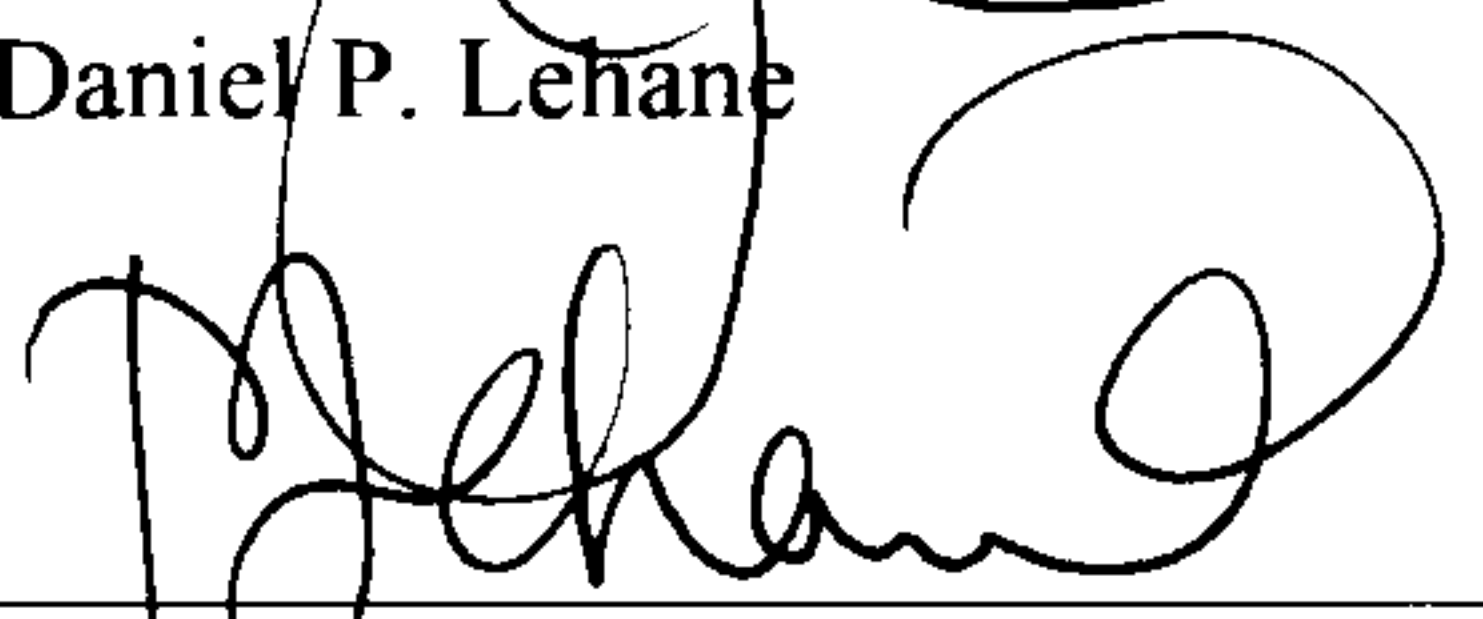


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of February 19, 2016.

GRANTORS:



Daniel P. Lehane



Ashley Paige Grantham

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Daniel P. Lehane and Ashley Paige Grantham, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Daniel P. Lehane and Ashley Paige Grantham each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of February 19, 2016.



Brenda Spencer

, Notary Public

My Commission Expires: 8-6-16

[Affix Seal Here]



20160223000055230 3/4 \$27.00
Shelby Cnty Judge of Probate, AL
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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 Daniel P. Lehane
Mailing Address Ashley Paige Grantham
2909 Macalpine Circle
Birmingham, Alabama 35242

Grantee's Name Cory B. McGuffie
Mailing Address Kristin M. Bartlett
2909 Macalpine Circle
Birmingham, Alabama 35242

Property Address 2909 Macapline Circle
Birmingham, Alabama 35242

Date of Sale 02/19/16
Total Purchase Price \$ 197,500.00



20160223000055230 4/4 \$27.00
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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 _____

Print C. Ryan Sparks

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1