20160301000064060
03/01/2016 08:54:30 AM
DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
JONATHAN M. CLINE
392 STRATHAVEN DRIVE
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Sixty Two Thousand and 00/100 Dollars ($262,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, CASEY BARRUS and CHANTHOEUN BARRUS, HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto JONATHAN M. CLINE AND MARY ELIZABETH ALLEN CLINE (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 1658, ACCORDING TO THE SURVEY OF STRATHAVEN AT BALLANTRAE, PHASE 3, AS RECORDED IN MAP BOOK 41, PAGE 144, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

$235,800 OF THE PURCHASE PRICE WAS DERIVED FROM A FIRST MORTGAGE LOAN CLOSED 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 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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 27 day of FEBRUARY, 2016.

CASEY BARRUS

CHANTHOEUN BARRUS

STATE OF _____)
_____ COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CASEY BARRUS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of Feb, 2016.

Notary Public
DAWNA SHELLEY
Commission #660129
My Commission Expires
October 17, 2016
State of Utah

Notary Public

My Commission Expires: 10/17/16

STATE OF _____)
_____ COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CHANTHOEUN BARRUS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of Feb, 2016.

Notary Public
DAWNA SHELLEY
Commission #660129
My Commission Expires
October 17, 2016
State of Utah

Notary Public

My Commission Expires: 10/17/16

Real Estate Sales Validation Form

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

Grantor's Name Casey Berry
Mailing Address c/o George Vaughn
3001 Cahaba Park Circle Suite 100
Birmingham AL 35242

Grantee's Name Jonathan M. Cline
Mailing Address 392 Strathaven Drive
Pelham, AL 35124

Property Address 392 Strathaven Drive
Pelham AL 35124

Date of Sale 2/29/2016
Total Purchase Price $ 262,000
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 2/29/2016 Print George Vaughn

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

SHELBY COUNTY ALABAMA

ed

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL (verified by)
03/01/2016 08:54:30 AM
$46.50 DEBBIE
20160301000064060

Form RT-1