

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Jonathon Bevel  
317 Waterford Cove Trl  
Calera, AL 35040

20160304000070640  
03/04/2016 03:33:52 PM  
DEEDS 1/2

### WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Sixty-Seven Thousand Nine Hundred And No/100 Dollars (\$167,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Kathy D. Andrews, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jonathon Bevel and Anna Bevel (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 741, according to the Survey of Waterford Cove, Sector 1, as recorded in Map Book 28, Page 68, Shelby County, Alabama Records.

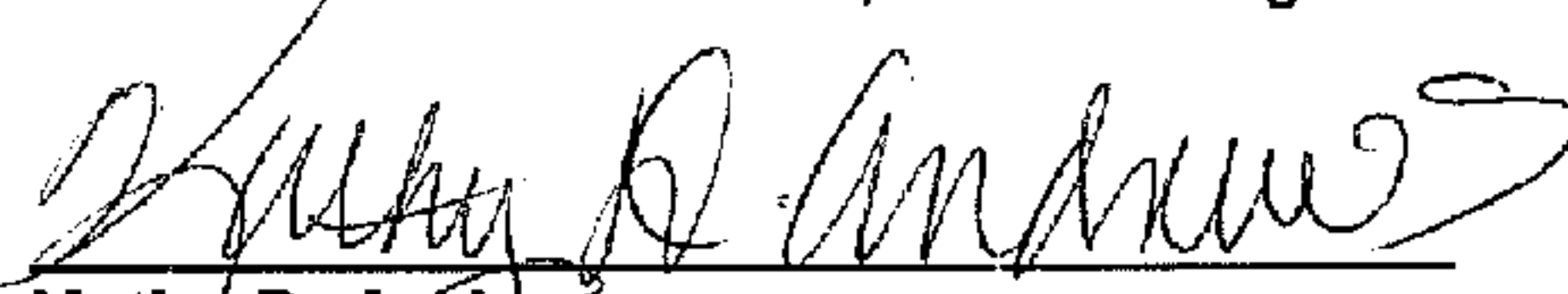
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Sixty-Four Thousand Eight Hundred Fifty-Eight And No/100 Dollars (\$164,858.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

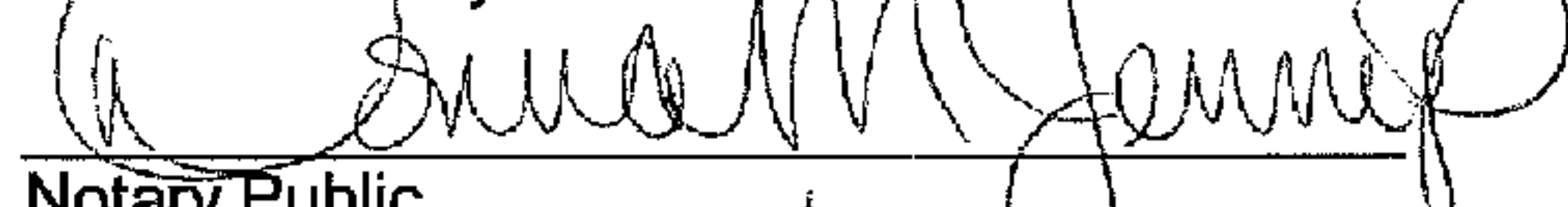
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on February 29, 2016.

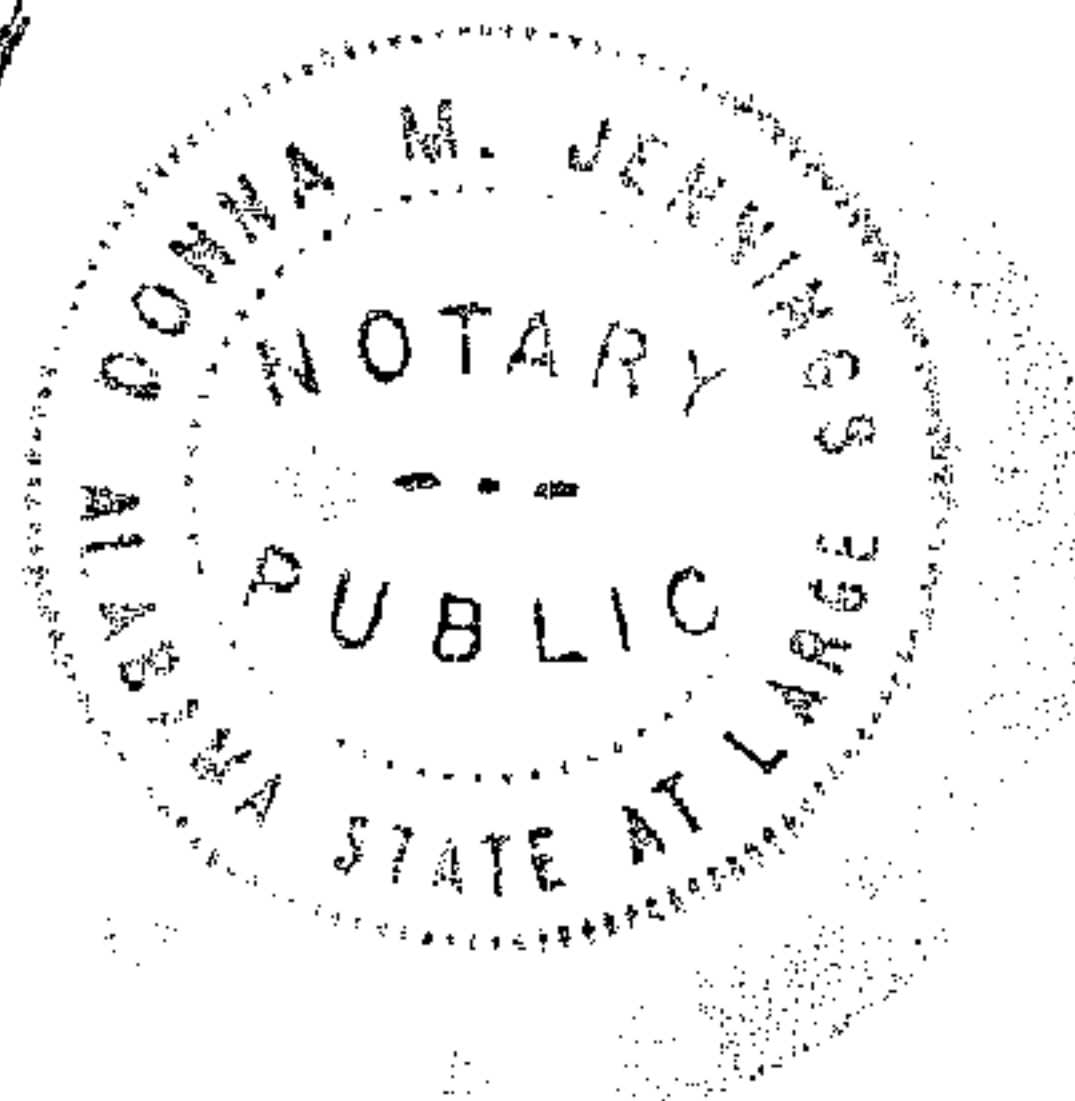
  
Kathy D. Andrews

STATE OF ALABAMA  
COUNTY OF CHILTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy D. Andrews, 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 on the 29th day of February, 2016.

  
Notary Public  
My commission expires: 1/30/2019



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kathy D. Andrews

Grantee's Name Jonathon Bevel

Mailing Address 317 Waterford Cove Trl  
Calera, AL 35040

Mailing Address 9446 AL Hwy 145  
Clanton, AL 35046

Property Address 317 Waterford Cove Trl  
Calera, AL 35040

Date of Sale February 29, 2016  
Total Purchase Price \$167,900.00

or  
Actual Value \$

or  
Assessor's Market Value \$

**20160304000070640 03/04/2016 03:33:52 PM DEEDS 2/2**

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - Kathy D. Andrews, 317 Waterford Cove Trl, Calera, AL 35040.

Grantee's name and mailing address - Jonathon Bevel, 9446 AL Hwy 145, Clanton, AL 35046.

Property address - 317 Waterford Cove Trl, Calera, AL 35040

Date of Sale - February 29, 2016.

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: February 29, 2016

Sign Jonathon Bevel  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/04/2016 03:33:52 PM  
\$20.50 CHERRY  
20160304000070640

James W. Fuhrmeister