

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

SEND TAX NOTICE TO:
CHELSEA PAYNE
109 SHARPE STREET
WESTOVER, ALABAMA 35147

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

20160425000133430
04/25/2016 10:12:14 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)* paid by the Grantees herein, the receipt of which is hereby acknowledged, MATHEW E. TAYLOR AND ASHLEY L. TAYLOR, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto CHELSEA PAYNE AND DILLON R. DEAN (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 78, OF THE VILLAGES AT WESTOVER, AS RECORDED IN MAP BOOK 39, PAGE 9A & 9B, IN THE OFFICE OF THE JUDGE OF PROBATE 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.

*\$142,500 of the above-recited purchase price was paid from a 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 set their hands and seals, this 22nd day of APRIL, 2016.

*Mathew E Taylor acting by and
through his attorney in fact Chad Beasley*

**MATHEW E. TAYLOR ACTING BY AND
THROUGH HIS ATTORNEY IN FACT, CHAD BEASLEY**

*Ashley L Taylor acting by and through
her attorney in fact Chad Beasley*

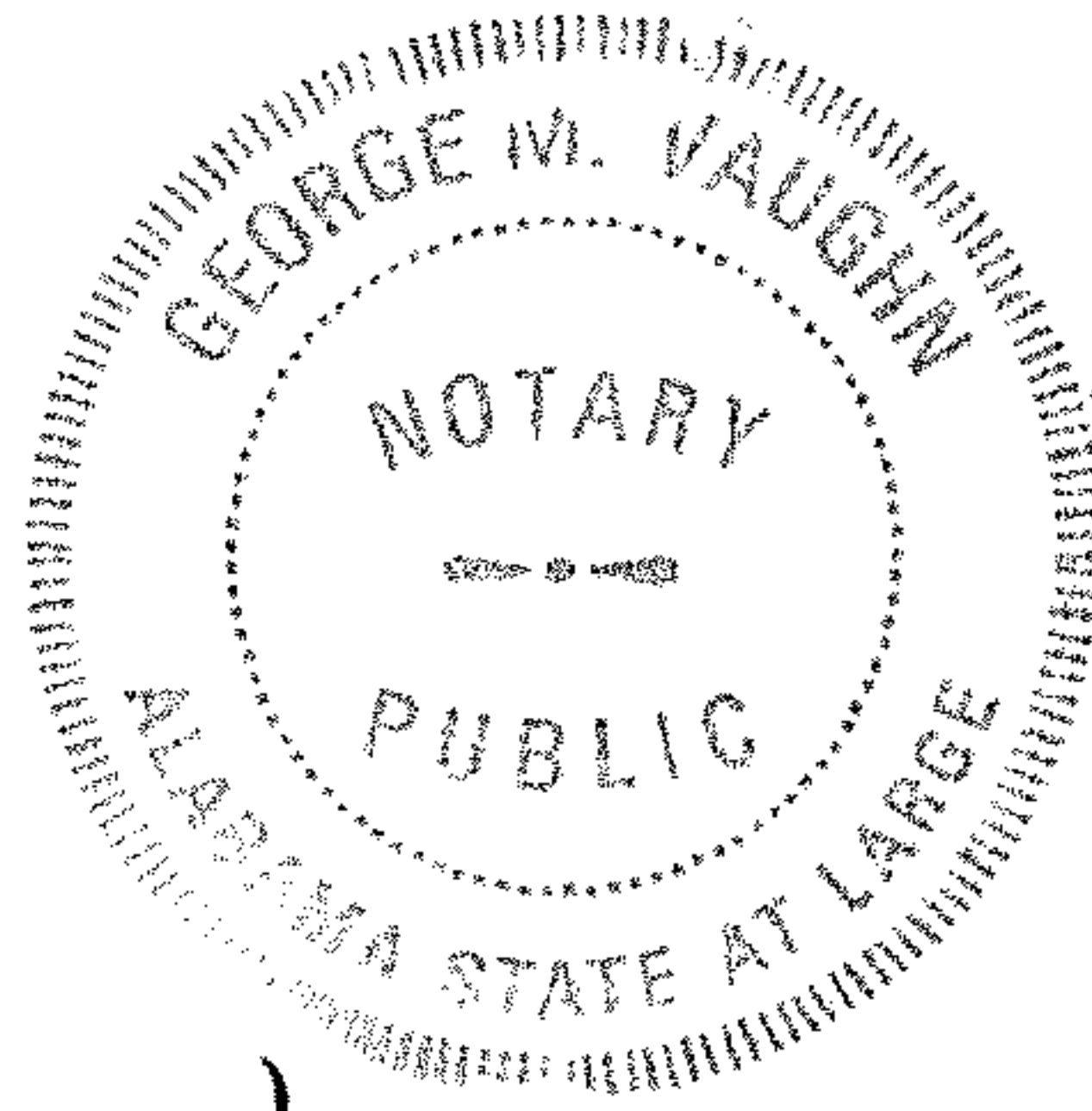
**ASHLEY L. TAYLOR ACTING BY AND
THROUGH HER ATTORNEY IN FACT, CHAD
BEASLEY**

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MATHEW E. TAYLOR, acting by and through his attorney in fact, CHAD BEASLEY, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his/her capacity as attorney in fact on the day the same bears date.

Given under my hand and official seal this 22nd day of APRIL, 2016.



George M. Vaughn
Notary Public

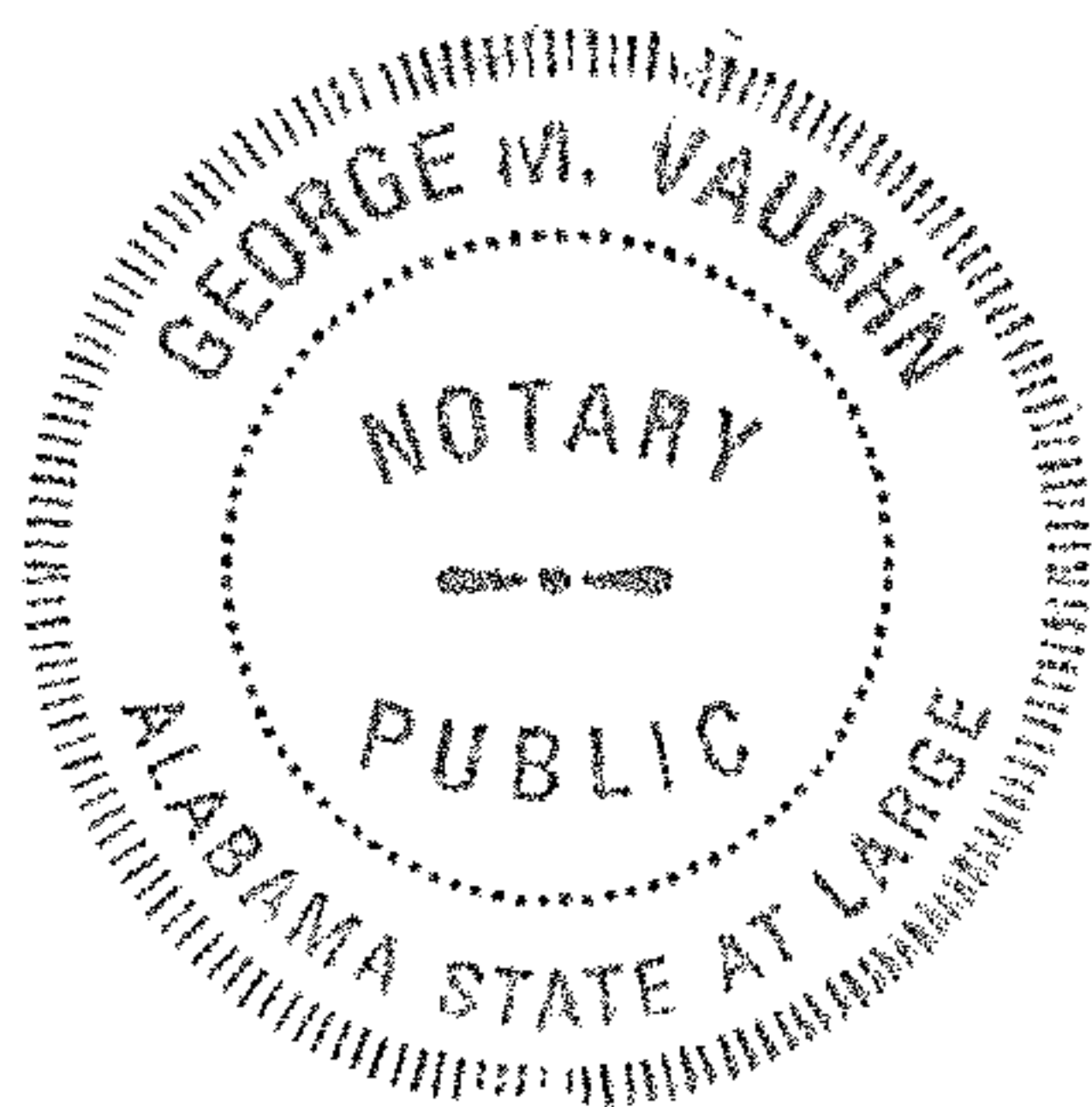
My Commission Expires: 9/18/2017

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LINDA M. NICHOLS, acting by and through her attorney in fact, CHAD BEASLEY, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his/her capacity as attorney in fact on the day the same bears date.

Given under my hand and official seal this 22nd day of APRIL, 2016.



George M. Vaughn
Notary Public

My Commission Expires: 9/18/2017

Real Estate Sales Validation Form

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

Grantor's Name Matthew E. Taylor
 Mailing Address c/o George Vaughn
300 Cahoon Park Circle Ste 10
Birmingham AL 35242

Grantee's Name 109 Sharpe Street
 Mailing Address Westover, AL 35147

Property Address 109 Sharpe Street
Westover, AL 35147

Date of Sale _____
 Total Purchase Price \$ 150,000

20160425000133430 04/25/2016 10:12:14
 AM DEEDS 3/3

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 4/22/2016

Print George Vaughn

☐ Unattested

Sign [Signature]

(verified by)

(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
 04/25/2016 10:12:14 AM
 \$27.50 CHERRY
 20160425000133430

[Signature]