

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

SEND TAX NOTICE TO:
Alan Raudenbush and Ashley Raudenbush
105 Rowntree Path
Helena, AL 35080

WARRANTY DEED

20160527000181700

STATE OF ALABAMA

)

05/27/2016 09:08:45 AM

SHELBY COUNTY

)

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Ninety-Seven Thousand Five Hundred And No/100 Dollars (\$297,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, D. Blake Rodenberry and wife, Christy Y. Rodenberry (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Alan Raudenbush and Ashley Raudenbush (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 73, according to the Map and Survey of Amended Hillsboro Subdivision, Phase II, recorded in Map Book 38, Page 147 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

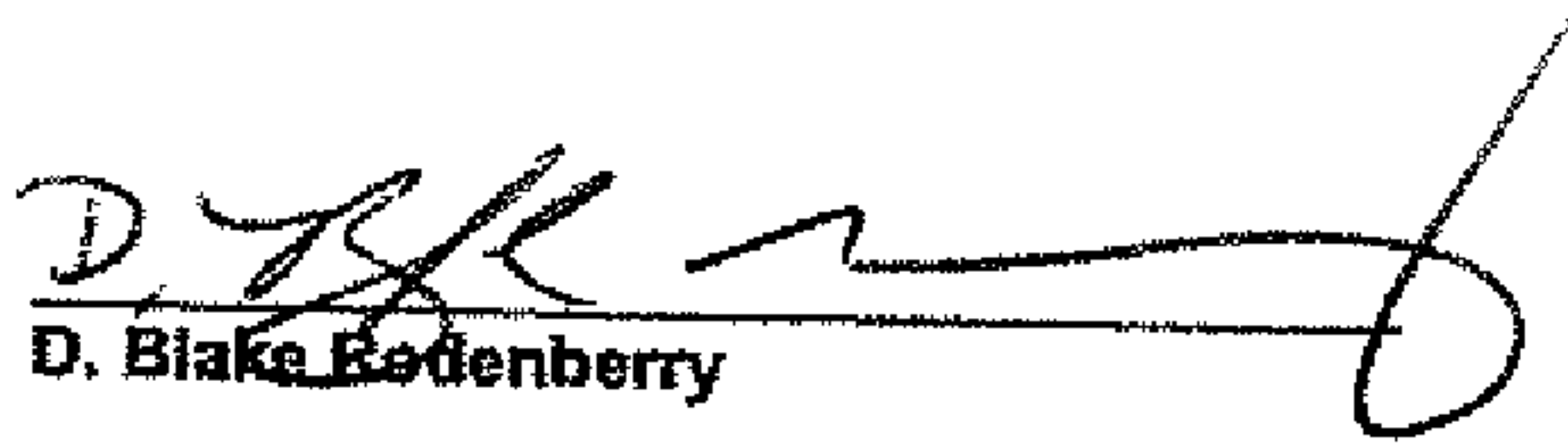
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Eighty-Two Thousand Six Hundred Twenty-Five And No/100 Dollars (\$282,625.00) 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.

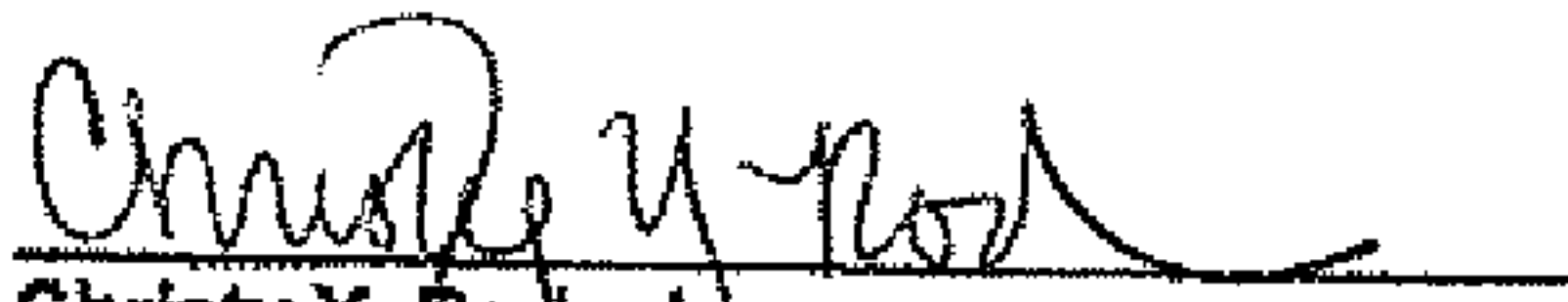
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 16, 2016.


D. Blake Rodenberry

STATE OF Alabama
COUNTY OF Mobile

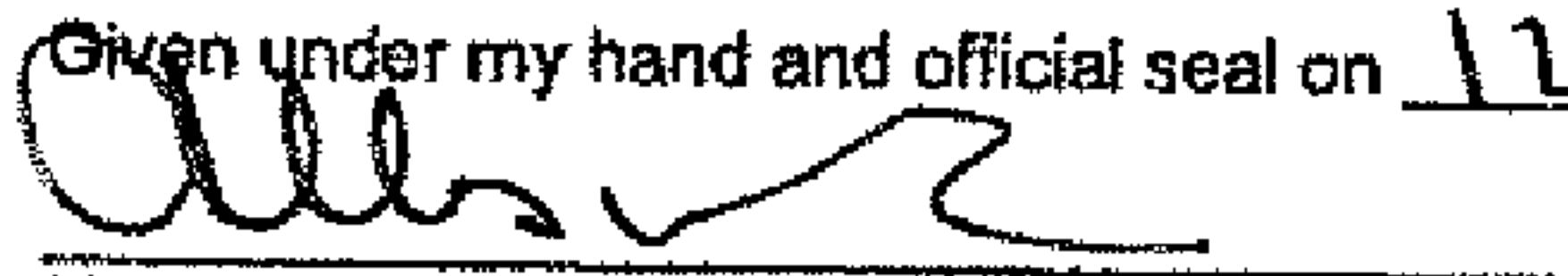
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify D. Blake Rodenberry whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed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

Given under my hand and official seal on 12 day of May, 2016

Notary Public
My commission expires:


Christy Y. Rodenberry

STATE OF Alabama
COUNTY OF Mobile

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Christy Y. Rodenberry 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 12 day of May, 2016

Notary Public
My commission expires:

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

Grantor's Name	D. Blake Rodenberry and Christy Y. Rodenberry	Grantee's Name	Alan Raudenbush and Ashley Raudenbush
Mailing Address	105 Rowntree Path Helena, AL 35080	Mailing Address	2153 Old Cahaba Pl Helena, AL 35080
Property Address	105 Rowntree Path Helena, AL 35080	Date of Sale	May 16, 2016
		Total Purchase Price	\$297,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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 - D. Blake Rodenberry and Christy Y. Rodenberry, 105 Rowntree Path, Helena, AL 35080.

Grantee's name and mailing address - Alan Raudenbush and Ashley Raudenbush, 2153 Old Cahaba Pl, Helena, AL 35080.

Property address - 105 Rowntree Path, Helena, AL 35080

Date of Sale - May 16, 2016.

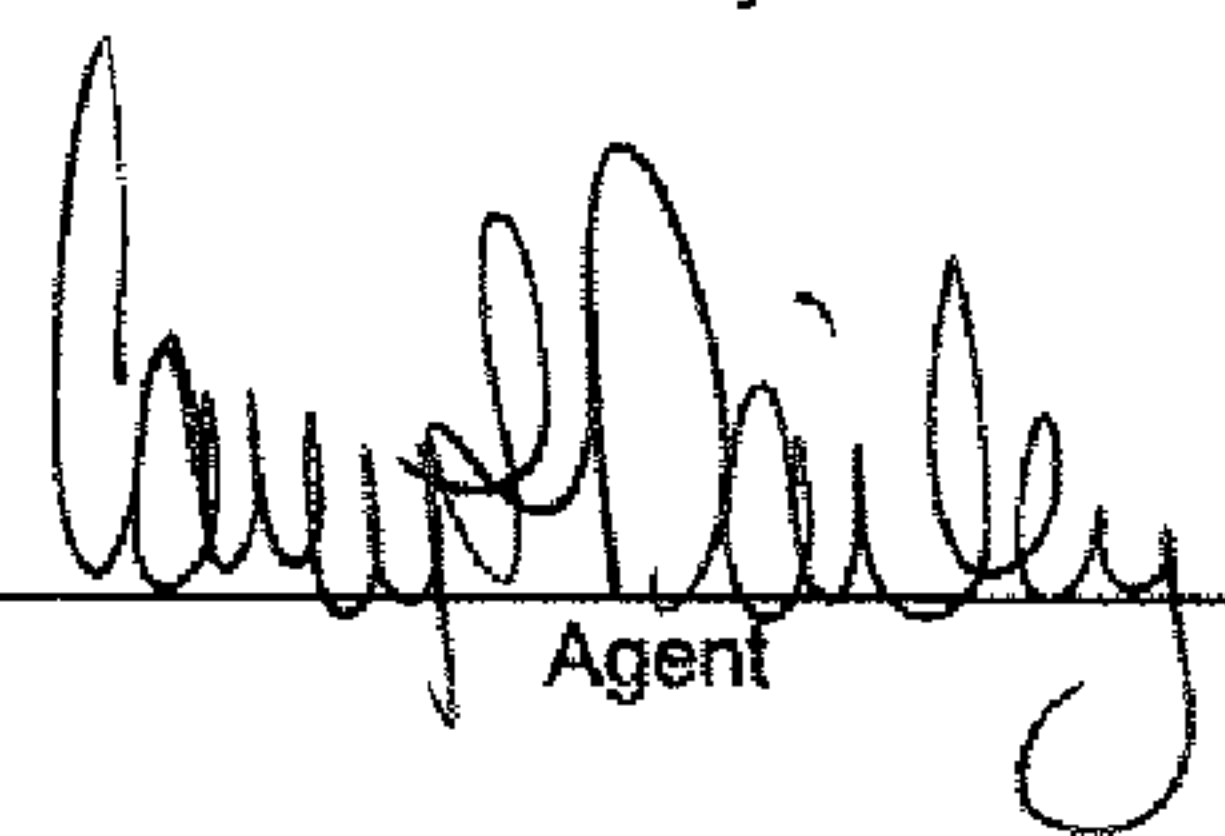
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

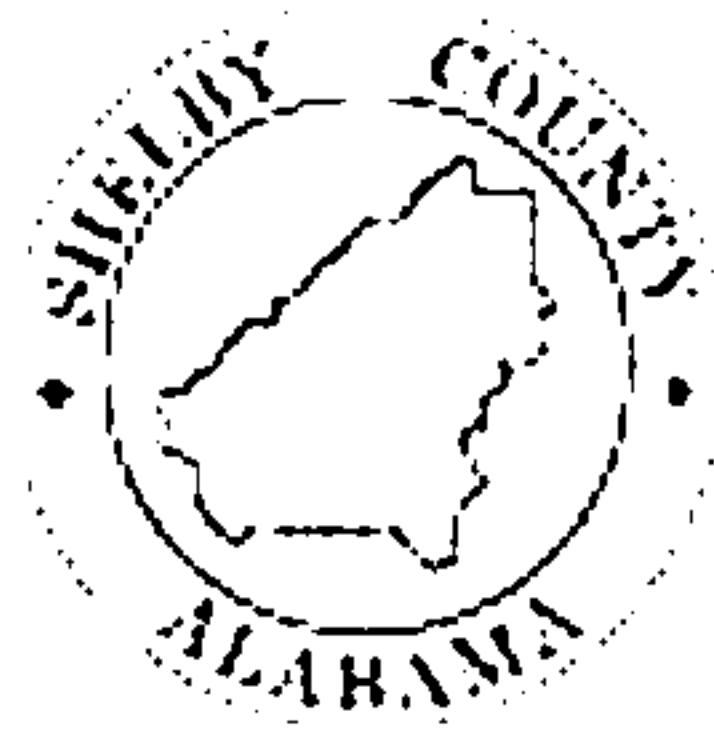
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: May 16, 2016

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/27/2016 09:08:45 AM
\$35.00 DEBBIE
20160527000181700

