

20160527000181910
05/27/2016 10:29:08 AM
DEEDS 1/3

This instrument was prepared by:

Send Tax Notices to:

Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Sarah Dennis
Michael Dennis
4547 Cayce Lane
Hoover, AL 35244

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Two Thousand and No/100 (\$252,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Christopher Thomas and Mollie Thomas, Husband and Wife** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Sarah Dennis and Michael Dennis** (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 13, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Pages 44, 45, 46 and 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

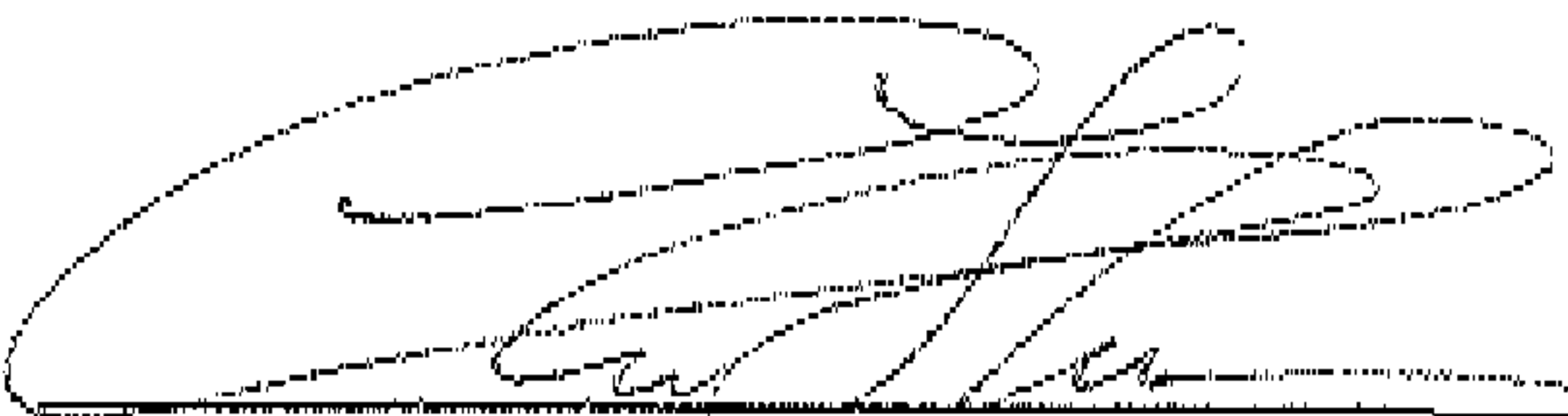
1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.


\$226,800.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 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 herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/ (we) the undersigned hereunto set my (our) hand(s) and seal(s) this 25th day of May, 2016.


_____(SEAL)
Christopher Thomas

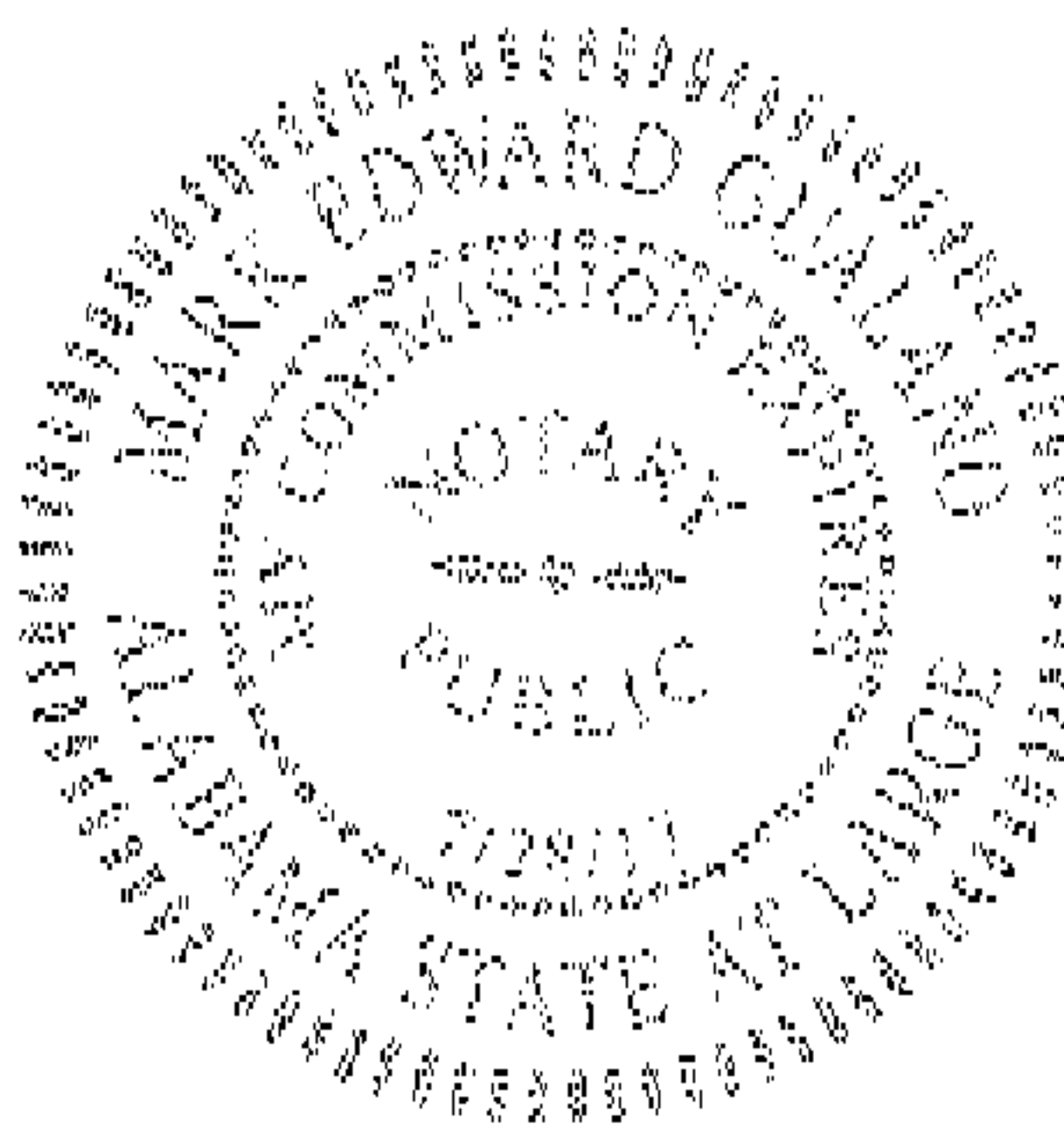

_____(SEAL)
Mollie Thomas

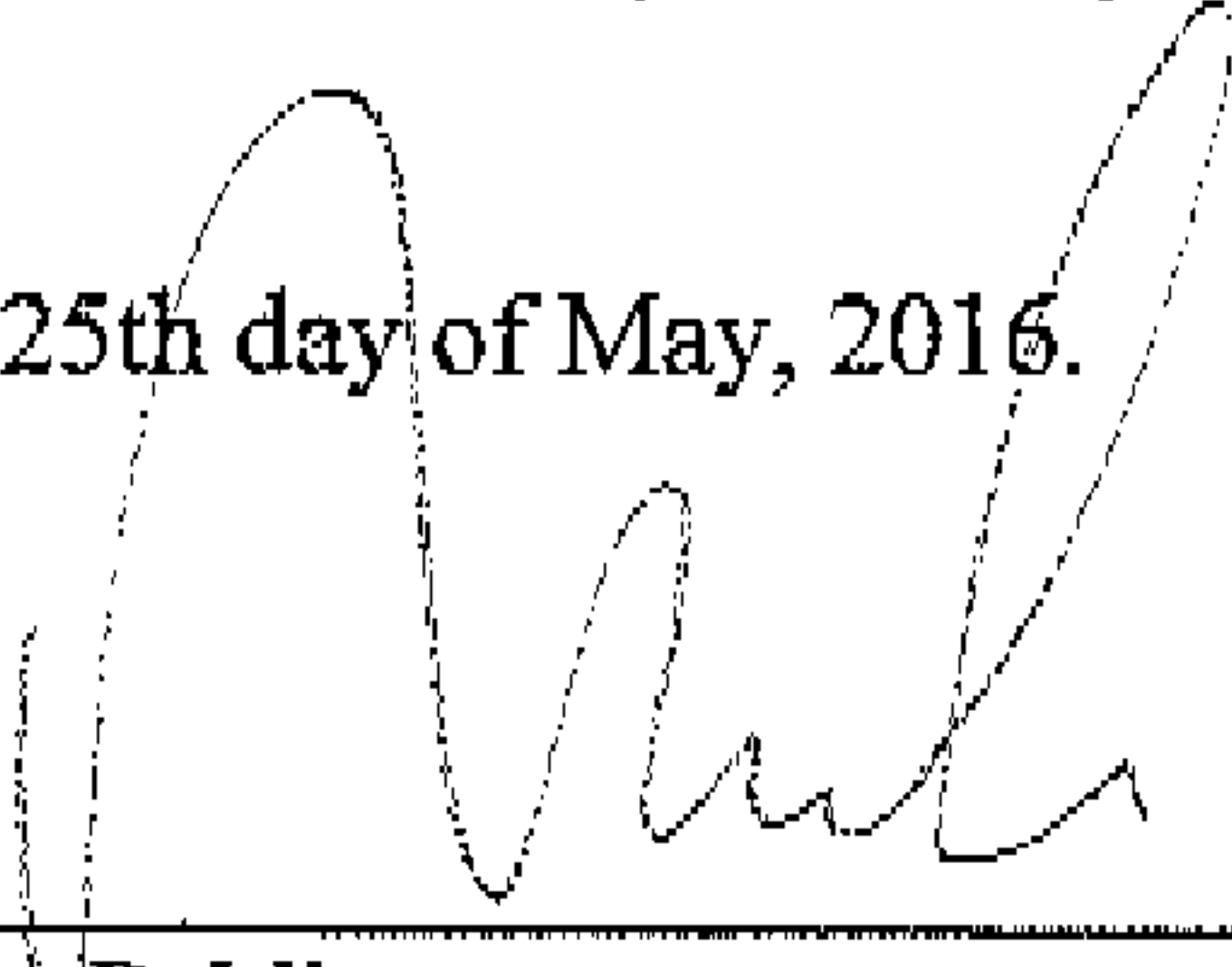
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Christopher Thomas and Mollie Thomas, Husband and Wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 2016.





Notary Public
Mark E. Gualano
My commission expires: 7/28/17

Real Estate Sales Validation Form

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

Grantor's Name Christopher Thomas
 Mailing Address Michelle Thomas
41547 Gayle Lane
Haver, AL 35244

Grantee's Name Sarah Dennis
 Mailing Address Michael Dennis
41547 Gayle Lane
Haver, AL 35244

Property Address 41547 Gayle Lane
Haver, AL 35244

Date of Sale 5/25/16
 Total Purchase Price \$ 250,000.00

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)

☐ 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 5/25/16

Print Sarah Dennis

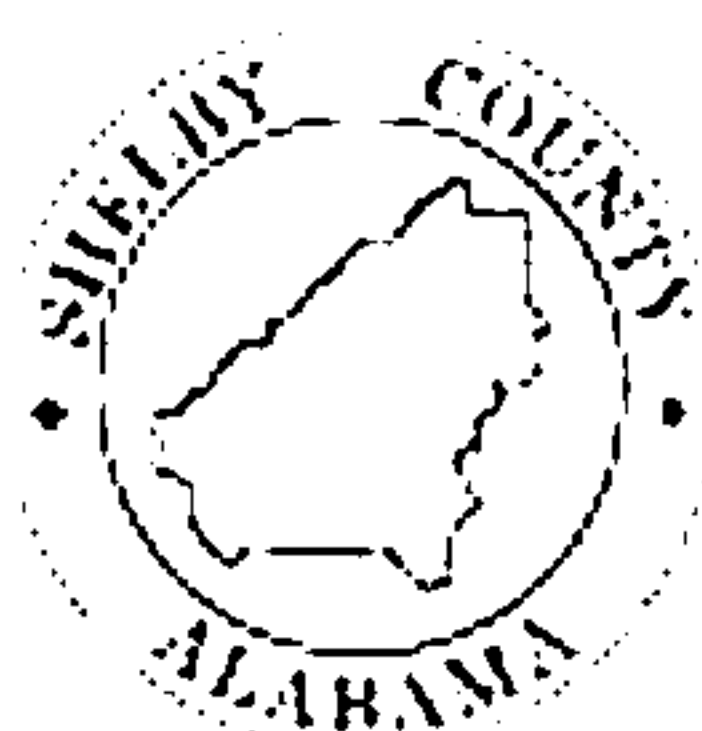
☐ Unattested

(verified by)

Sign Sarah Dennis

(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
 05/27/2016 10:29:08 AM
 \$45.50 DEBBIE
 20160527000181910

[Signature]