

This Instrument was Prepared by:
Thomas A. Ceasar
Kathleen Maloney Ceasar
401 Foothills Parkway
Chelsea, AL 35043

Send Tax Notice To: Matthew D. Kennessey
Heather L. Stanford
401 Foothills Parkway
Chelsea, AL 35043

WARRANTY DEED

State of Alabama
Shelby County

} Know All Men by These Presents,

That in consideration of the sum of **Two Hundred Thirty Two Thousand Dollars and No Cents (\$232,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **Thomas A. Ceasar and Kathleen Maloney Ceasar, husband and wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **Matthew D. Kennessey and Heather L. Stanford** (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 59, according to the subdivision plat of Foothills Point, Second Sector, recorded in Map Book 32, Page 69, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in the Foothills Declaration of Covenants, Conditions and Restrictions recorded as Instrument Number 20031223000824110 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to easements, reservations and restrictions at record.

\$227,797.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

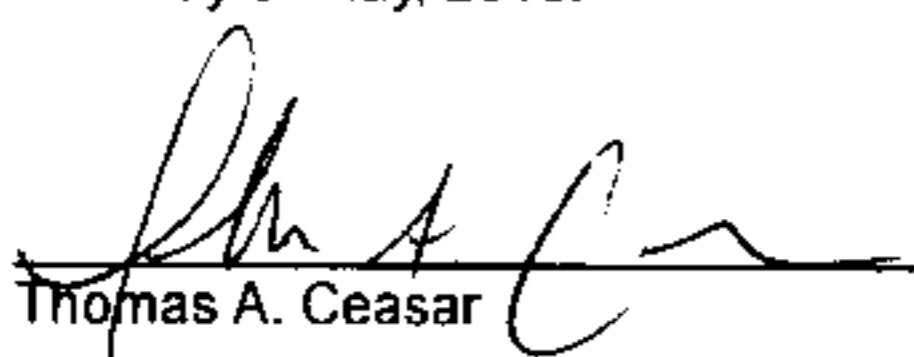
The grantor, Kathleen Maloney Ceasar, is formerly known as Kathleen H. Maloney.

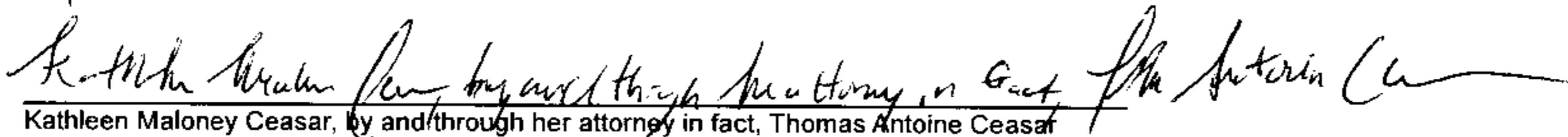
The grantor, Thomas A. Ceasar, is also known as Thomas Antoine Ceasar.

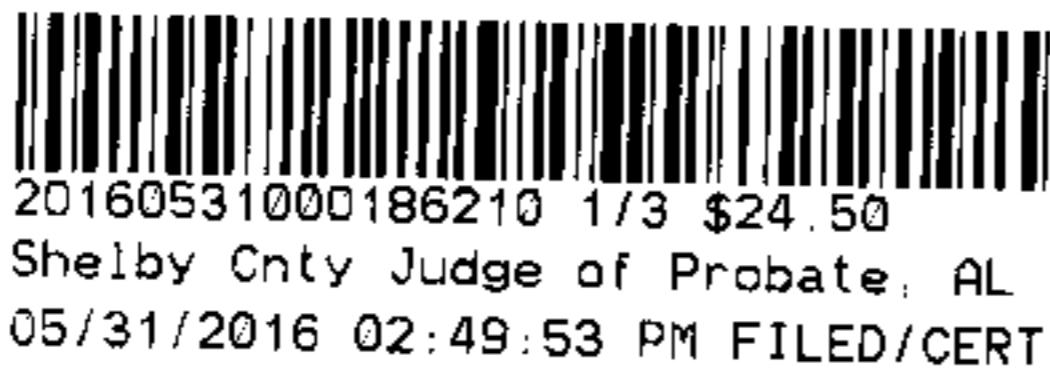
TO HAVE AND TO HOLD, Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 noted 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we, in such capacity and with full authority, have hereunto set my/our hand(s) and seal(s) this 25th day of May, 2016.


Thomas A. Ceasar


Kathleen Maloney Ceasar, by and through her attorney in fact, Thomas Antoine Ceasar



Shelby County, AL 05/31/2016
State of Alabama
Deed Tax:\$4.50

State of AL

} General Acknowledgment

County of Shelby

I, W Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that **Thomas A. Ceasar, A Married Man** 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 executed the same voluntarily on the day the same bears date.

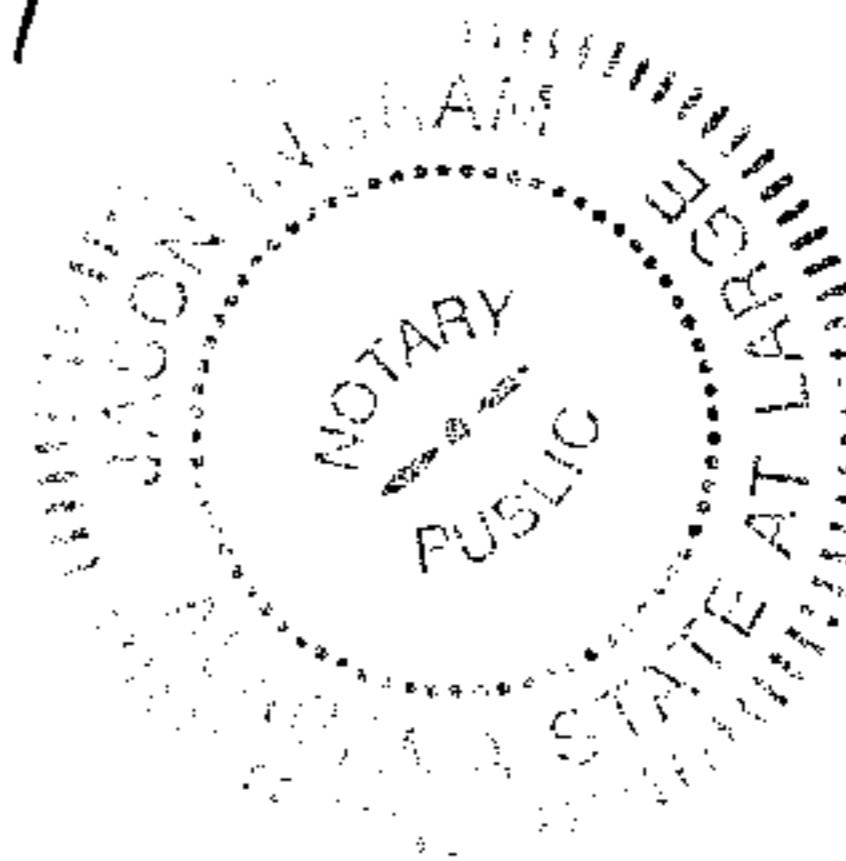
Given under my hand and official seal, this the 25th day of May, 2016.

W Jason

Notary Public

Jason Ingram
My commission Expires
July 13th, 2019

My Commission Expires: _____



State of AL

} General Acknowledgment

County of Shelby

I, W Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that **Kathleen Maloney Ceasar, A Married Woman, by and through her attorney in fact, Thomas Antoine Ceasar**, 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, in such capacity and with full authority, executed the same voluntarily on the day the same bears date.

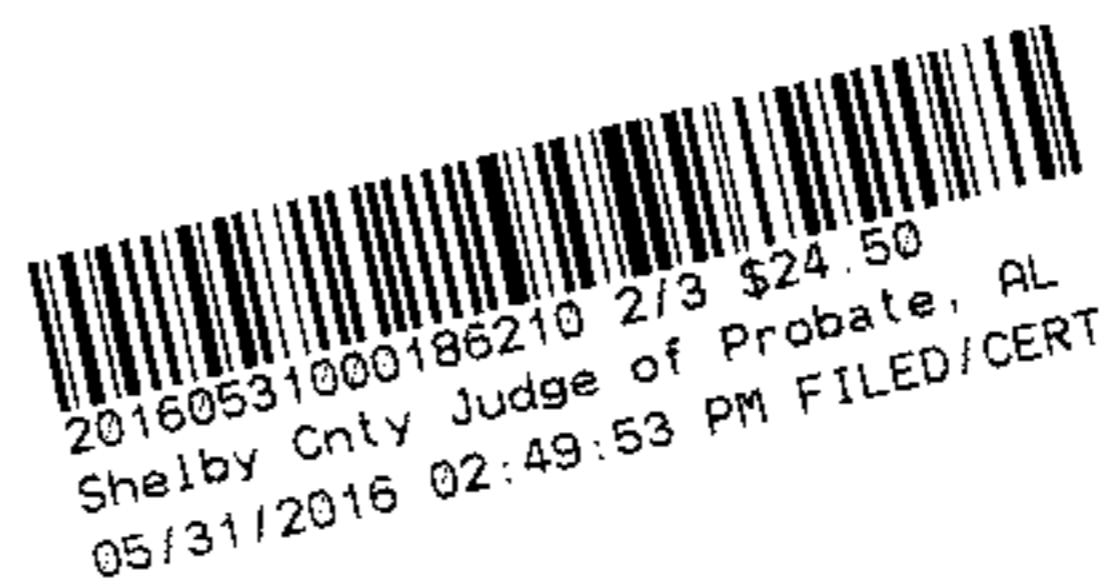
Given under my hand and official seal, this the 25th day of May, 2016.

W Jason

Notary Public

Jason Ingram
My commission Expires
July 13th, 2019

My Commission Expires: _____



20⁷
4⁰
24⁰⁰

Real Estate Sales Validation Form

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

Grantor's Name Thomas A. Ceasar
Kathleen Maloney Ceasar
Mailing Address 401 Foothills Parkway
Chelsea, AL 35043

Property Address 401 Foothills Parkway
Chelsea, AL 35043

Grantee's Name Matthew D. Kennessey
Heather L. Stanford
Mailing Address 401 Foothills Parkway
Chelsea, AL 35043

Date of Sale May 25, 2016
Total Purchase Price \$232,000.00
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 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 - 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 of 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).

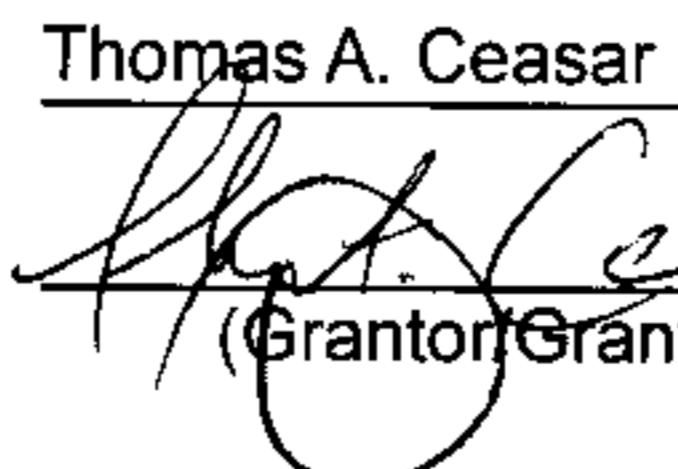
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date May 25, 2016

Print Thomas A. Ceasar

Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one



20160531000186210 3/3 \$24.50
Shelby Cnty Judge of Probate, AL
05/31/2016 02:49:53 PM FILED/CERT

Form RT-1