


THIS INSTRUMENT PREPARED BY:
W. Alan Summers, Attorney
1275 Center Point Parkway
Birmingham, Alabama 35215

Send Tax Notice to:
.170 Daventry Drive
.Calera, AL 35040


20160531000186570 1/2 \$147.00
Shelby Cnty Judge of Probate, AL
05/31/2016 03:59:50 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **ONE HUNDRED THIRTY THOUSAND and no/100-----(\$130,000.00) Dollars** to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

RISING TIDE HOMES, LLC, a limited liability company,

Shelby County, AL 05/31/2016
State of Alabama
Deed Tax: \$130.00

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

CONSTANCE S. HENDON AND ROBERT F. HENDON,

(herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of Resurvey of Daventry, Sector 1, as recorded in Map Book 26, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to reservations, restrictions and easements of record, if any.

Subject to taxes for the current year.

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 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 27th day of May, 2016.

RISING TIDE HOMES, LLC


 (Seal)
By: **Robert F. Ashurst**
Its: **Managing Member**

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, the undersigned, a Notary public in and for said County, in said State, hereby certify that **Robert F. Ashurst** whose name as **Managing Member of Rising Tide Homes, LLC, a limited liability company**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such managing member and with full authority executed the same voluntarily on behalf of said limited liability company on the date hereof.

Given under my hand and seal this the 27th day of May, 2016.


Notary Public
My Commission Expires: 09/23/2016

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Rising Tide Homes, LLC

Grantee's Name
Mailing Address

Constance S. Hemdon
Robert F. Hemdon
170 Davenport Drive
Calera, AL 35040

Property Address

170 Davenport Drive
Calera, AL 35040
Shelby County, Alabama

Date of Sale

5-27-16

Total Purchase Price \$

130,000.00

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)

☐ Appraisal

☐ Other

☐ Bill of Sale

☐ Sales Contract

☒ 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 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

Print

Constance S. Hemdon

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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