

This instrument was prepared by
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126

Send Tax Notice To:
Thomas G. and Susan S. Howard
400 Mid Ridge Lane
Pelham, Alabama 35124

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
COUNTY OF ~~SHELBY~~ **JEFFERSON**


20160602000189090 1/2 \$44.50
Shelby Cnty Judge of Probate, AL
06/02/2016 10:41:46 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TEN THOUSAND AND 00/100 (\$110,000.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

APRIL WALLS, AN UNMARRIED WOMAN

(herein referred to as grantors) do, grant, bargain, sell and convey unto

THOMAS G. HOWARD AND SUSAN S. HOWARD

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

LOT 41, ACCORDING TO TEH SURVEY OF FINAL PLAT OF MIDRIDGE VILLAGE, PHASE 1, AS RECORDED IN MAP BOOK 29, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

\$ 82,500⁰⁰ OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 27 day of May, 2016.

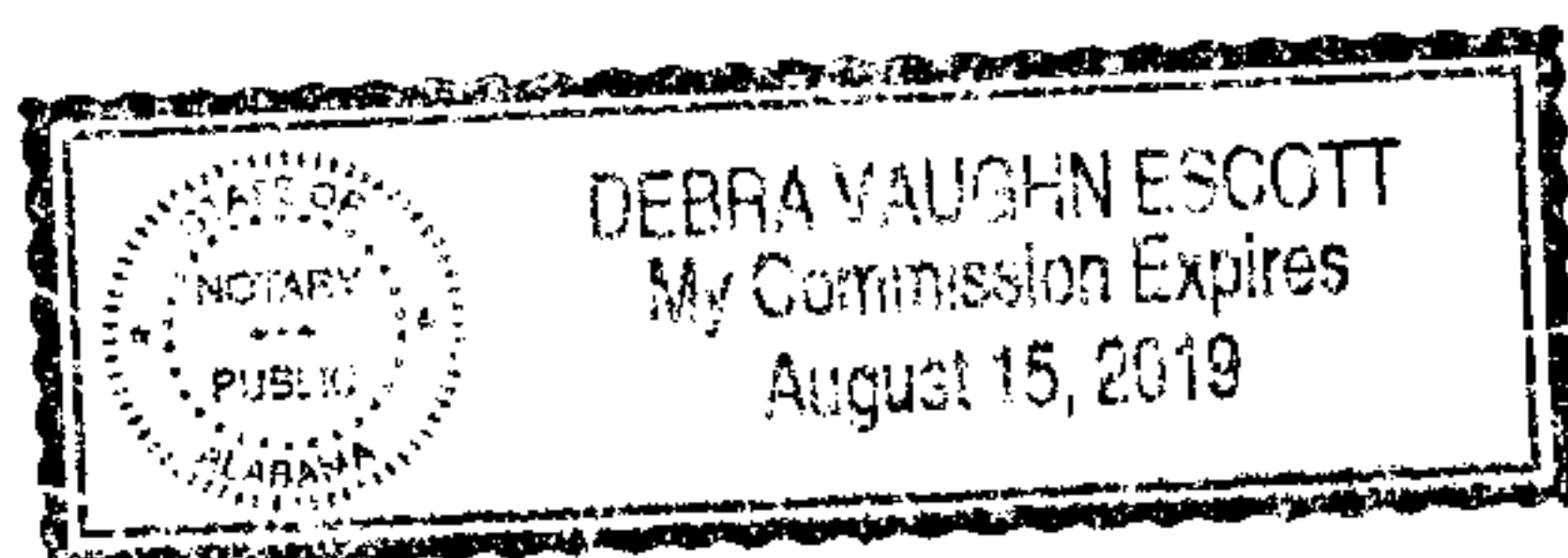


APRIL WALLS (SEAL)

STATE OF ALABAMA
COUNTY OF ~~SHELBY~~ **JEFFERSON**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **APRIL WALLS, AN UNMARRIED WOMAN**, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of MAY, 2016.





NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/15/2019

Real Estate Sales Validation Form

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

Grantor's Name	April Walls	Grantee's Name	Thomas G Howard Susan S Howard
Mailing Address	400 Mid Ridge Ln #41 Pelham, AL 35124	Mailing Address	4960 Sussex Road Birmingham, AL 35242
Property Address	400 Mid Ridge Lane Pelham, AL 35124	Date of Sale	May 27, 2016
		Total Purchase Price	\$110,000.00
		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 27, 2016

Print Amy L. Burge

Unattested

Sign Amy L. Burge

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1