

This instrument was prepared by:

Send Tax Notices to:

Anthony D. Snable, Attorney
Snable, Chaney & Snable, LLC
2112 11th Avenue South, Suite 542
Birmingham, AL 35205

Mary K. Maddox
Clay D. Maddox
416 Holland Lakes Drive North
Pelham, AL 35124

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY NINE THOUSAND AND NO/100 DOLLARS (\$159,000.00) 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, ROBIN M. RIVERA, AN UNMARRIED WOMAN, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto MARY K. MADDOX AND CLAY D. MADDOX, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in SHELBY County, Alabama to-wit:

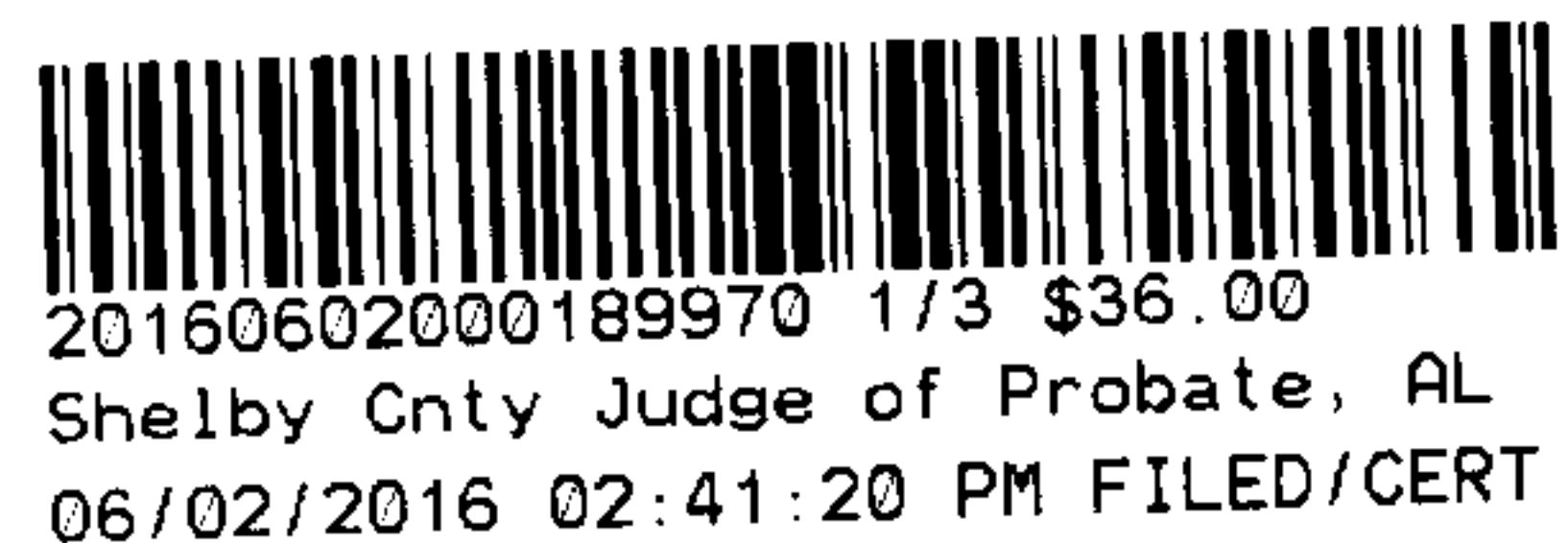
LOT 9, ACCORDING TO THE FINAL PLAT OF HOLLAND LAKES, SECTOR 1, AS RECORDED IN MAP BOOK 34, PAGEW 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN HOLLAND PLACE LAKES DECLARATION OF COVENANTS, CONDITONS, AND RESTRICTIONS, A RESIDENTIAL SUBDIVISION, AS RECORDED IN INSTRUMENT NO. 20050426000199570, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE "DECLARATION").

SUBJECT TO:

1. Ad valorem taxes for the current tax year, 2016.
2. Easements, restrictions, reservations and conditions of record.

\$143,100.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM 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 31st day of May, 2016.


x Robin M. Rivera
By Richard D. Broady
Her Atty. in Fact _____ (SEAL)
ROBIN M. RIVERA

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that RICHARD D. BROADY, whose name as ATTORNEY IN FACT FOR ROBIN M. RIVERA 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 as such ATTORNEY IN FACT and with full authority, executed the same voluntarily for and as the act of said ROBIN M. RIVERA.

Given under my hand and official seal this 31st day of May, 2016.


NOTARY PUBLIC - ANTHONY D. SNABLE

{NOTARIAL SEAL}

My commission expires: 11/6/2019



20160602000189970 2/3 \$36.00
Shelby Cnty Judge of Probate, AL
06/02/2016 02:41:20 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Robin M. Rivera

Grantee's Name Mary K. Maddox

Mailing Address 416 Holland Lakes Dr. No
Pelham, AL 35124

Mailing Address 416 Holland Lakes Dr. No.
Pelham, AL 35124

Property Address 416 Holland Lakes Dr. No.
Pelham, AL 35124

Date of Sale 5/31/2016
Total Purchase Price \$159,000.00

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 validation, 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: 5/31/2016

Print Name: Robin M. Rivera

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) (Circle one)

(verified by)
Anthony D. Snable, Attorney



20160602000189970 3/3 \$36.00
Shelby Cnty Judge of Probate, AL
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