

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL, TX 75019

PREPARED BY:
LYNN BYRD, ATTORNEY AT LAW
PO BOX 44
MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:
CHRIS PHARO AND LINDSEY PHARO
1076 WYNDHAM LANE
HELENA, AL 35080

WARRANTY DEED

For good consideration, I (we) **CHRIS PHARO, MARRIED TO LINDSEY PHARO** whose mailing address is 1076 WYNDHAM LANE, HELENA, AL 35080, hereby bargain, deed and convey to **CHRIS PHARO AND LINDSEY PHARO, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 1076 WYNDHAM LANE, HELENA, AL 35080, the following described land in SHELBY County, State of Alabama, free and clear with **WARRANTY COVENANTS**; to wit:

LOT 241, ACCORDING TO THE SURVEY OF WYNDHAM WILKERSON PHASE 4, AS RECORDED IN MAP BOOK 24, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 13 5 21 4 007 059.000

Property Address: 1076 WYNDHAM LANE, HELENA, AL 35080

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

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

Real Estate Sales Validation Form

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

Grantor's Name Chris Pharo
Mailing Address 1076 Wyndham Ln
Helena, AL 35080

Grantee's Name Chris Pharo and
Mailing Address Lindsey Pharo
1076 Wyndham Ln
Helena, AL 35080

Property Address 1076 Wyndham Ln.
Helena, AL 35080

Date of Sale 6/15/16
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 110,200.00
1/2 - 55,100.00

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 Refinance

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 6-15-16

Print Chris Pharo

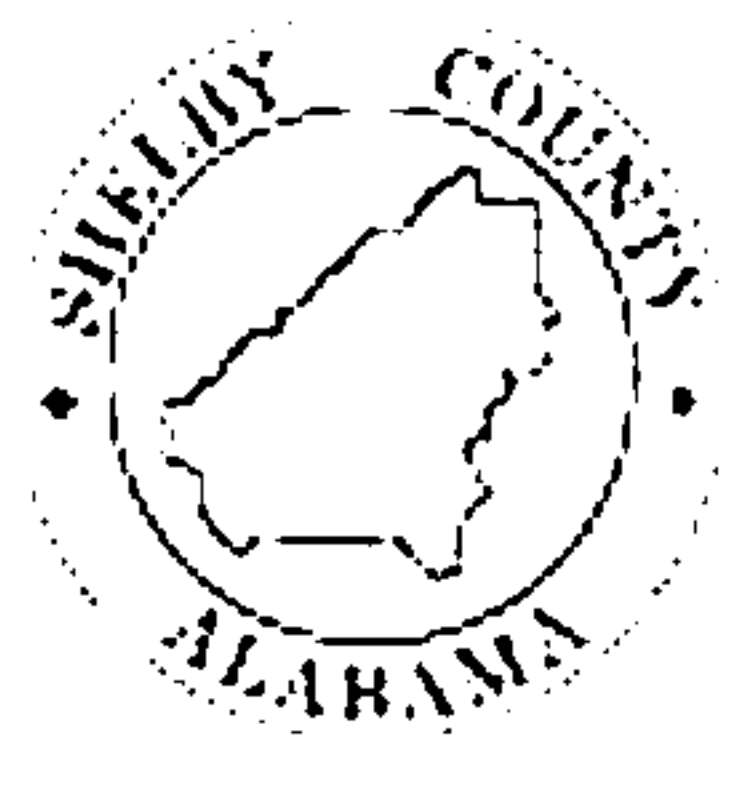
Unattested

(verified by)

Sign [Signature]

(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
06/24/2016 02:44:35 PM
\$75.50 CHERRY
20160624000220190

[Signature]