

**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Timothy S. May and Hope D. May  
254 High Ridge Dr.  
Pelham, AL 35124

**20160707000236260**  
**07/07/2016 01:22:34 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

**STATE OF ALABAMA** )  
  )  
**SHELBY COUNTY**      )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Fifty-Six Thousand And No/100 Dollars (\$156,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jennifer L. Anderson, an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Timothy S. May and Hope D. May (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 203, according to the Survey of High Ridge Village, Phase 5, as recorded in Map Book 29, Page 132 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Fifty-One Thousand Three Hundred Twenty And No/100 Dollars (\$151,320.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Four Thousand Six Hundred Eighty And No/100 Dollars (\$4,680.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto 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 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

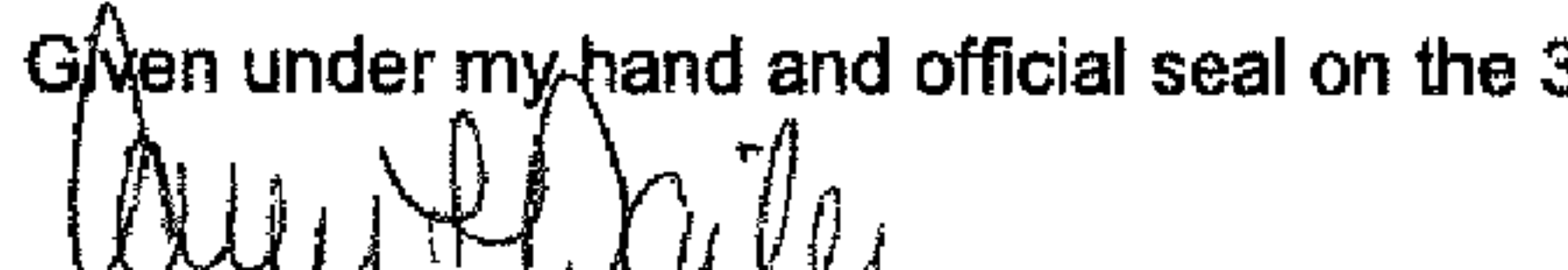
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on June 30, 2016.

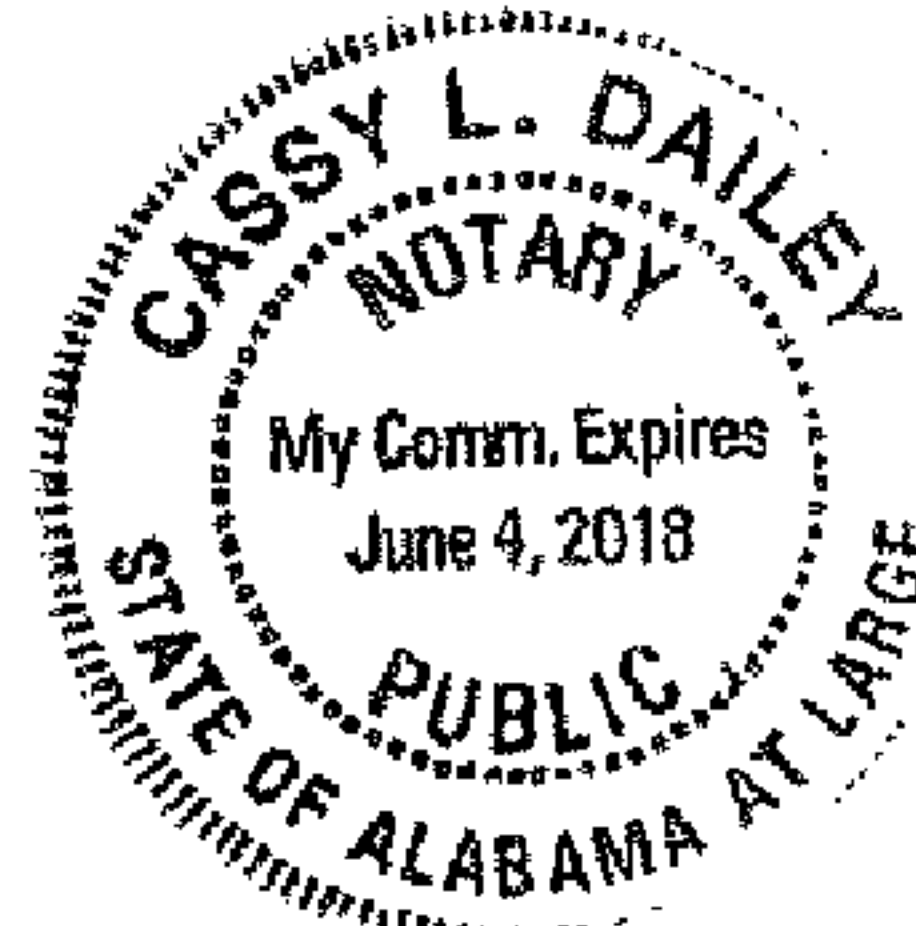
  
\_\_\_\_\_  
Jennifer L. Anderson

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer L. Anderson, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 30th day of June, 2016.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 6/4/18



20160707000236260 07/07/2016 01:22:34 PM DEEDS 2/2

Grantor's Name Jennifer L. Anderson

Grantee's Name Timothy S. May and Hope D. May

Mailing Address 254 High Ridge Dr.  
Pelham, AL 35124

Mailing Address 1049 Ivy Hills Circle  
Birmingham, AL 35216

Property Address 254 High Ridge Dr.  
Pelham, AL 35124

Date of Sale June 30, 2016

Total Purchase Price \$156,000.00

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 - Jennifer L. Anderson, 254 High Ridge Dr., Pelham, AL 35124.

Grantee's name and mailing address - Timothy S. May and Hope D. May, 1049 Ivy Hills Circle, Birmingham, AL 35216.

Property address - 254 High Ridge Dr., Pelham, AL 35124

Date of Sale - June 30, 2016.

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: June 30, 2016

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/07/2016 01:22:34 PM  
\$19.00 CHERRY  
20160707000236260

Handwritten signature of Judge James W. Fuhrmeister.