

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

SEND TAX NOTICE TO:
Matthew R. Bond and Cortlin L. Bond
2516 Titonka Rd.
Birmingham, AL 35244

WARRANTY DEED

20160714000245910

STATE OF ALABAMA
)
SHELBY COUNTY
)

07/14/2016 01:31:51 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars (\$185,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Barry Wilson Huff, a married man, and Brenda Susan Huff, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Matthew R. Bond and Cortlin L. Bond (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 27, according to the map and survey of Indian Valley, Third Sector, as recorded in Map Book 5, Page 97, in the Office of the Judge of Probate 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 Seventy-Five Thousand Seven Hundred Fifty And No/100 Dollars (\$175,750.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The property herein conveyed does not constitute the homeated of Barry Wilson Huff, nor that of his spouse, neither is it contiguous thereto.

Donald Rhodes Huff, grantee in Book 314, Page 202, who held title jointly with right of survivorship with Betty Wilson Huff died on or about August 13, 2008.

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 July 12, 2016.

Barry Wilson Huff
Barry Wilson Huff
Brenda Susan Huff
Brenda Susan Huff

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry Wilson Huff and Brenda Susan Huff, 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 12th day of July, 2016.

Myra Dally
Notary Public

My commission expires: 6/4/18



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20160714000245910 07/14/2016 01:31:51 PM DEEDS 2/2

Grantor's Name **Barry Wilson Huff and Brenda Susan Huff** Grantee's Name **Matthew R. Bond and Cortlin L. Bond**

Mailing Address **2516 Titonka Rd.
Birmingham, AL 35244** Mailing Address **4135 Heathersage Circle
Tuscaloosa, AL 35405**

Property Address **2516 Titonka Rd.
Birmingham, AL 35244** Date of Sale **July 12, 2016**
Total Purchase Price **\$185,000.00**
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 - Barry Wilson Huff and Brenda Susan Huff, 2516 Titonka Rd., Birmingham, AL 35244.

Grantee's name and mailing address - Matthew R. Bond and Cortlin L. Bond, 4135 Heathersage Circle, Tuscaloosa, AL 35405.

Property address - 2516 Titonka Rd., Birmingham, AL 35244

Date of Sale - July 12, 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.

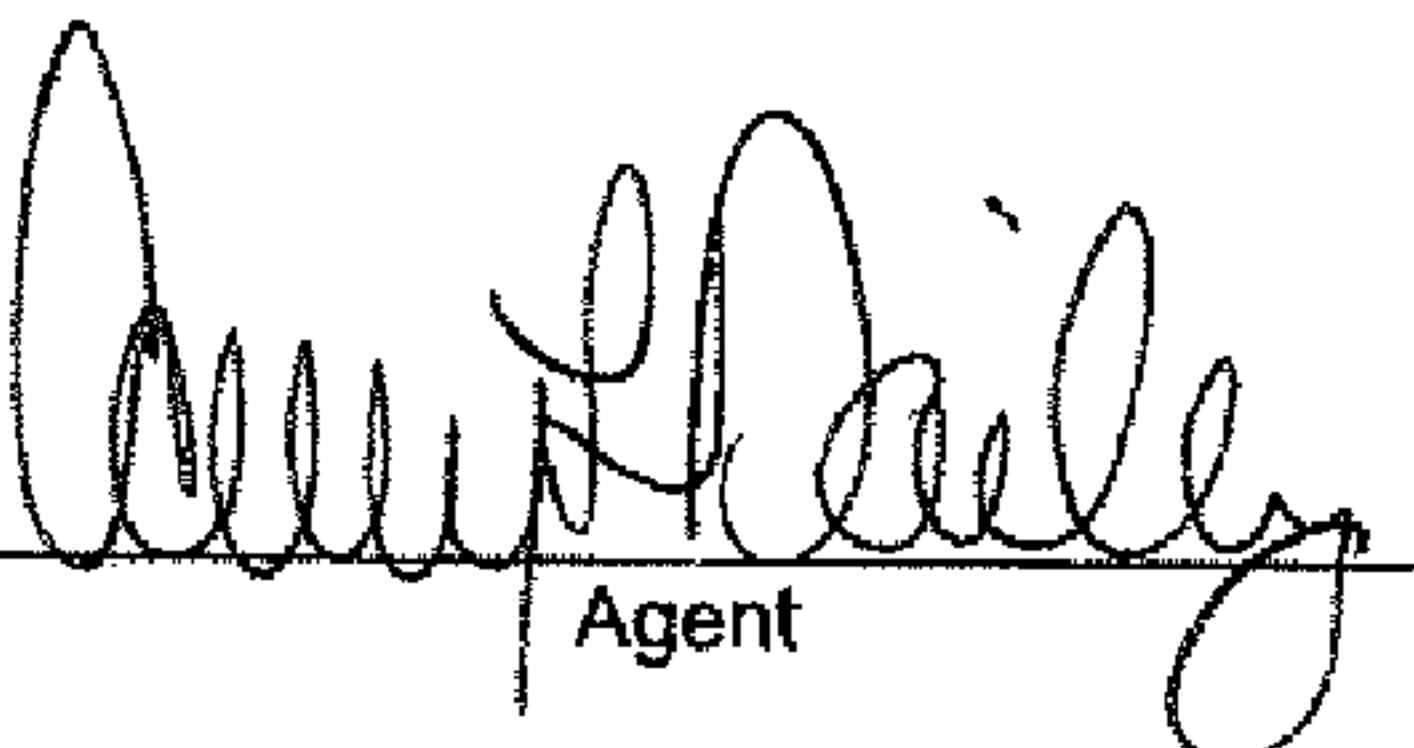
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: July 12, 2016

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/14/2016 01:31:51 PM
\$27.50 CHERRY
20160714000245910

