

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Debra G. Lawrence
James Lawrence
1614 Southpointe Drive
Birmingham, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Three Hundred Seven Thousand Nine Hundred and 00/100 (\$307,900.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Donna S. Houston** and husband, **Jeffrey G. Houston**, do hereby grant, bargain, sell and convey unto **Debra G. Lawrence** and **James Lawrence**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Southpointe First Sector, as recorded in Map Book 11, Page 83, in the Probate Office of Shelby County, Alabama.

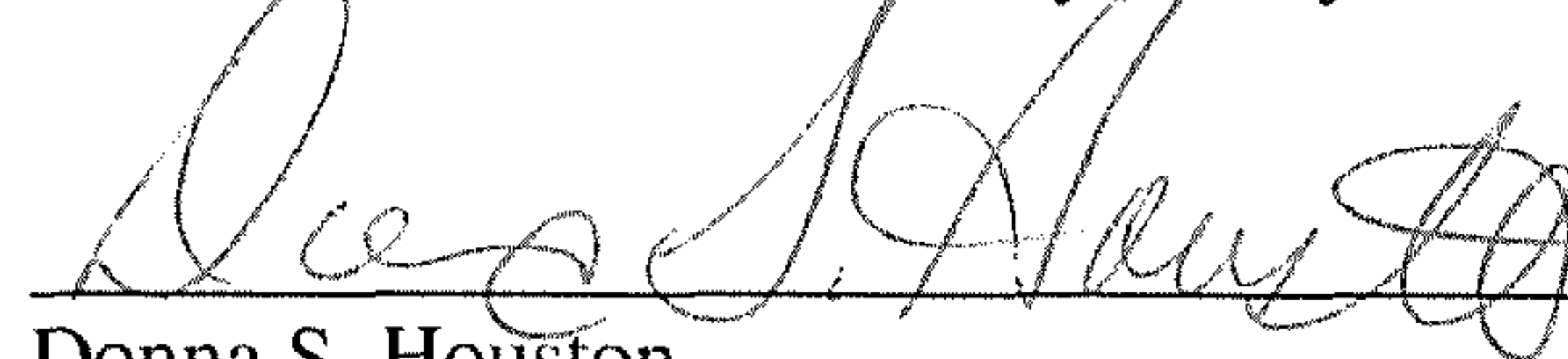
1. Taxes for the year 2016 and subsequent years, not yet due nor payable; 2. Right of way to Alabama Power Company as recorded in book 167, Page 295 and Deed Book 139, Page 429, in the Office of the Judge of Probate Of Shelby County, Alabama; 3. Agreement with Alabama Power Company as recorded in Book 160, Page 657; 4. Restrictive covenants granted to Alabama Power Company as recorded in Book 160, Page 666; and 5. Easement and building lines as shown on recorded map.

\$250,305.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals this 15th day of July, 2016.


Donna S. Houston


Jeffrey G. Houston

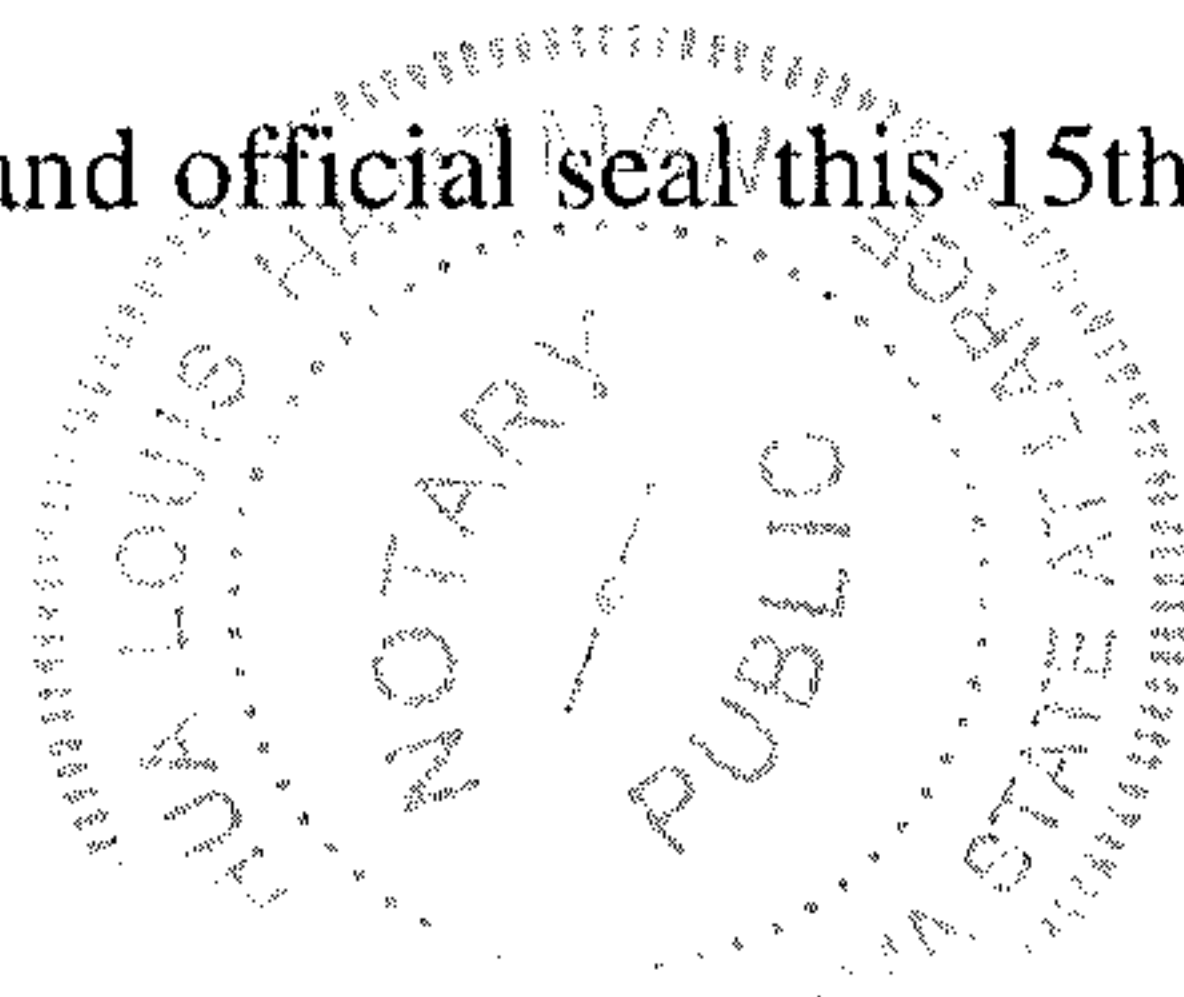
STATE OF ALABAMA)

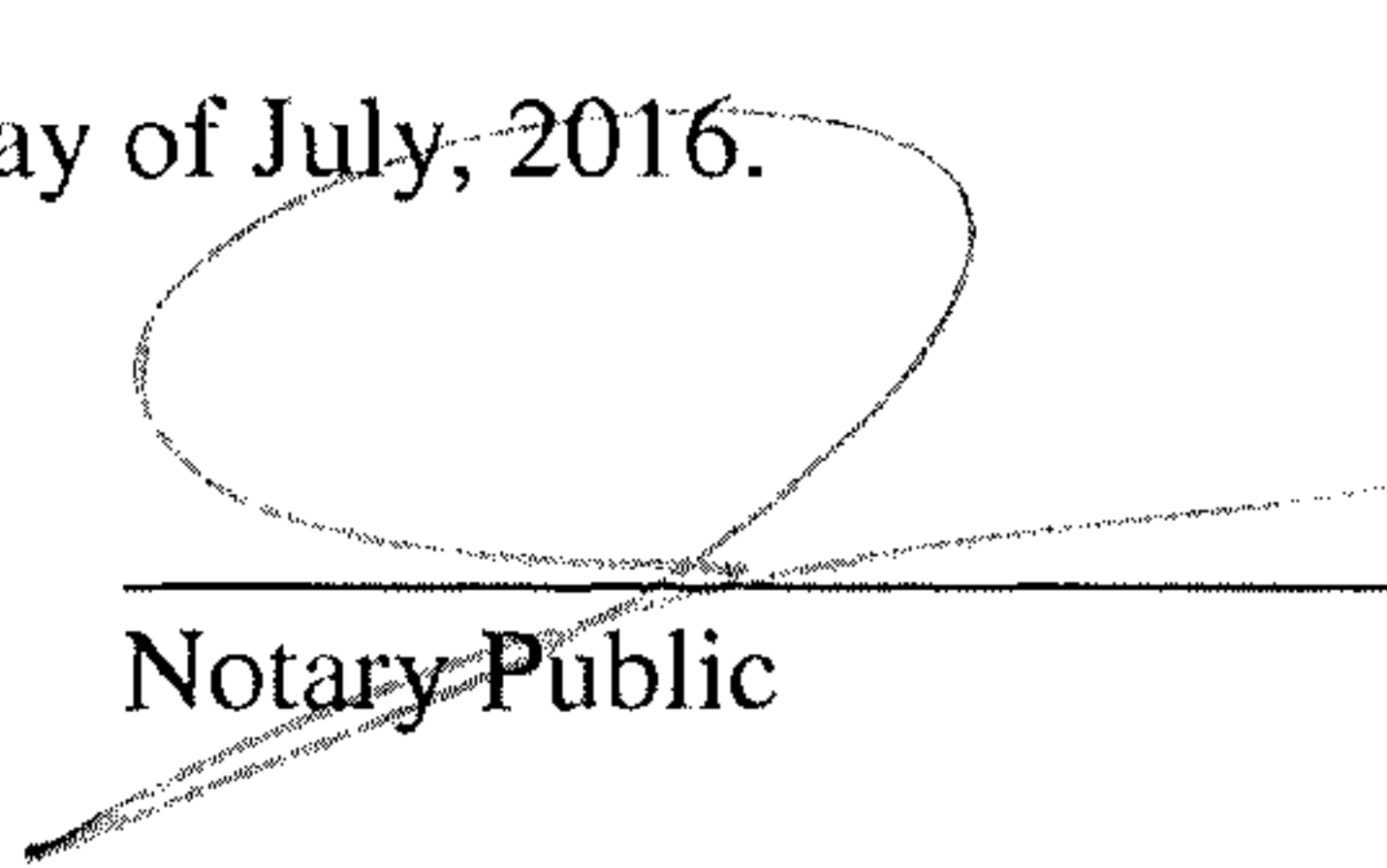
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donna S. Houston** and husband, **Jeffrey G. Houston**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, 2016.

My Commission Expires:
03/19/2020




Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Donna S. Houston
Jeffrey G. Houston

Mailing Address 4479 Tuckahoe Lane
Hoover, AL 35226

Grantee's Name Debra G. Lawrence

Mailing Address 1614 Southpointe Drive
Birmingham, AL 35244

Property Address 1614 Southpointe Drive
Birmingham, AL 35244

Date of Sale July 15, 2016

Total Purchase Price \$307,900.00
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)

☐	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 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).

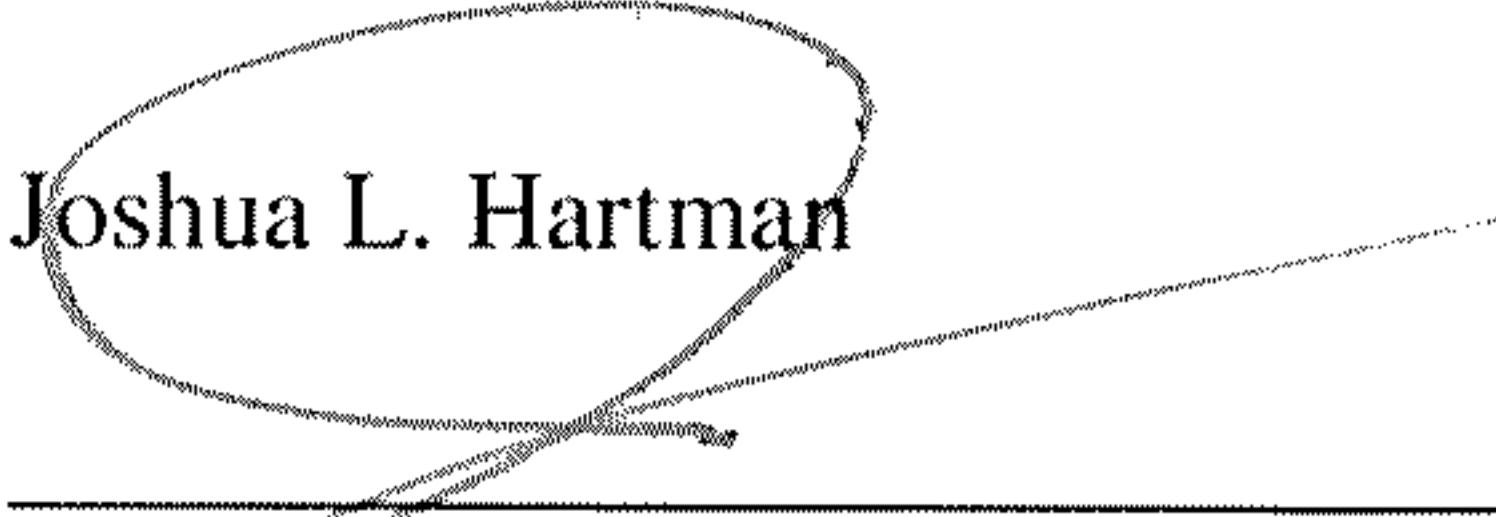
Date July 15, 2016

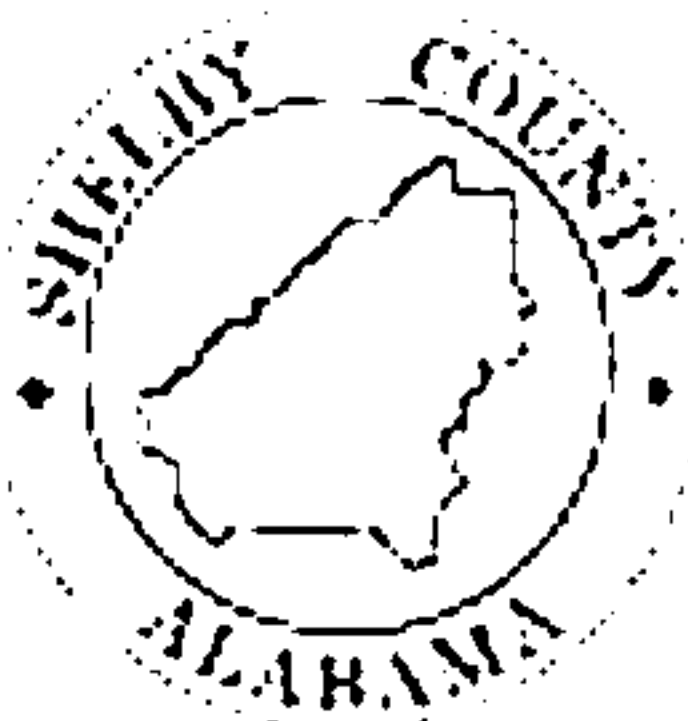
Print: Joshua L. Hartman

Unattested

(verified by)

Sign:


(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/18/2016 03:51:53 PM
\$76.00 CHERRY
20160718000250500

