

Send tax notice to:  
**BHM1600519**  
Scott Thompson  
Kimberly Thompson  
120 Sutton Circle  
Birmingham, AL 35242

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

20160719000252750  
07/19/2016 03:26:34 PM  
DEEDS 1/3

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Eight Thousand Seven Hundred Fifty and 00/100 Dollars (\$138,750.00)** in hand paid to the undersigned, **J. Kirk Cuevas and Alicia Cuevas, husband and wife** (hereinafter referred to as "Grantors"), by **Scott Thompson and Kimberly Thompson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 36, according to the Map and Survey of Forest Lakes Sector 1, as recorded in Map Book 28, Page 94, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors J. Kirk Cuevas and Alicia Cuevas have hereunto set their signatures and seals on July 19, 2016.

  
J. Kirk Cuevas

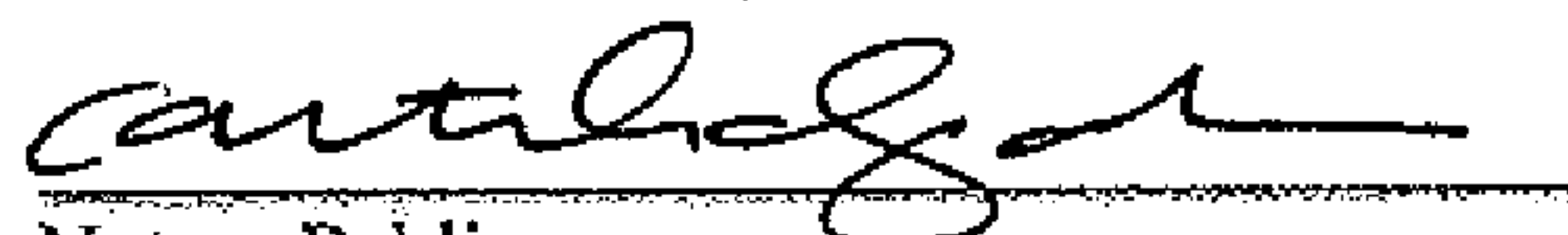
  
Alicia Cuevas

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STATE OF ALABAMA  
COUNTY OF JEFFERSON

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

Given under my hand and official seal this the 19th day of July, 2016.



Notary Public  
Print Name: CAITLIN HARDEE GRAHAM  
Commission Expires: APR. 14, 2019

(NOTARIAL SEAL)



Real Estate Sales Validation Form

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

Grantor's Name J. Kirk Cuevas
Mailing Address Alicia Cuevas
531 Castlebridge Ln.
Birmingham, AL 35242

Grantee's Name Scott Thompson
Mailing Address Kimberly Thompson
120 Sutton Circle
Birmingham, AL 35242

Property Address 609 Forest Lakes Drive
Sterrett, AL 35242

Date of Sale 07/19/16
Total Purchase Price \$ 138,750.00

or
Actual Value \$

or

Assessor's Market Value \$

20160719000252750 07/19/2016

03:26:34 PM DEEDS 3/3

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
X Sales Contract
X 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 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 7/19/16

Print Caitlin Graham

Unattested

Sign [Signature]

(verified by)

(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
07/19/2016 03:26:34 PM
\$160.00 CHERRY
20160719000252750

[Signature]