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

SEND TAX NOTICE TO: Jeffrey D. Cardwell, Jr. and Abigail E. Raymond 276 19th Street Calera, AL 35040

	WARRANTY DEED	20160729000267900
STATE OF ALABAMA	)	07/29/2016 02:47:24 PM DEEDS 1/2
SHELBY COUNTY	) )	

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Fifty-Three Thousand And No/100 Dollars (\$153,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jerry J. Martin and Carol Martin, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jeffrey D. Cardwell, Jr. and Abigail E. Raymond (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.

Lots 1 and 2, Block 92, according to the Survey of Dunstan's Map of the Town of Calera, Alabama which map is on file in the 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 Thirty-Three Thousand And No/100 Dollars (\$133,000.00) 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 helrs, 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 29, 2016.

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**Carol Martin** 

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry J. Martin and Carol Martin, 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 29th day of July, 2016.

Notary Public

My commission expires: [|人]/[[[]

FILE NO.: TS-1601534

## Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

## 20160729000267900 07/29/2016 02:47:24 PM DEEDS 2/2

Grantor's Name Jerry J. Martin and Carol Martin Grantee's Name Jeffery D. Cardwell, Jr. and Abigail E. Raymond Mailing Address 276 19th Street Mailing Address 5695 Highway 10 Calera, AL 35040 Montevallo, AL 35115 Property Address 276 19th Street Date of Sale July 29, 2016 Calera, AL 35040 Total Purchase Price \$153,000.00 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: X 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 - Jerry J. Martin and Carol Martin, 276 19th Street, Calera, AL 35040.

Grantee's name and mailing address - Jeffery D. Cardwell, Jr. and Abigail E. Raymond, 5695 Highway 10, Montevallo, AL 35115.

Property address - 276 19th Street, Calera, AL 35040

Date of Sale - July 29, 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 with be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> & 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 <u>Code of Alabama 1975</u> & 40-22-1 (h).

Date: July 29, 2016

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Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 07/29/2016 02:47:24 PM \$38.00 CHERRY

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