

WARRANTY DEED

THE STATE OF ALABAMA, }
Shelby COUNTY. }

\$289,900⁰⁰

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Chad Matthew Thomason and Jessica Perrone Thomason Husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto JUSTIN CULVERHOUSE and GINGER CULVERHOUSE as joint tenants with rights of survivorship (herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal Description attached and made a part hereof
\$269,900.00 of the consideration was paid from the proceeds of a mortgage loan.
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S)
Justin Culverhouse and Ginger Culverhouse his/her/their heirs and assigns FOREVER, as
joint tenants with rights of survivorship
And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

20160803000274800 1/5 \$47.00
Shelby Cnty Judge of Probate, AL
08/03/2016 12:57:27 PM FILED/CERT

Shelby County, AL 08/03/2016
State of Alabama
Deed Tax: \$20.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, we have hereunto set our hands and seal s, this
10th day of March 2016.

x Chad Matthew Thomason
Chad Matthew Thomason

x Jessica Perrone Thomason
Jessica Perrone Thomason

✓ THE STATE OF Shelby }
COUNTY.

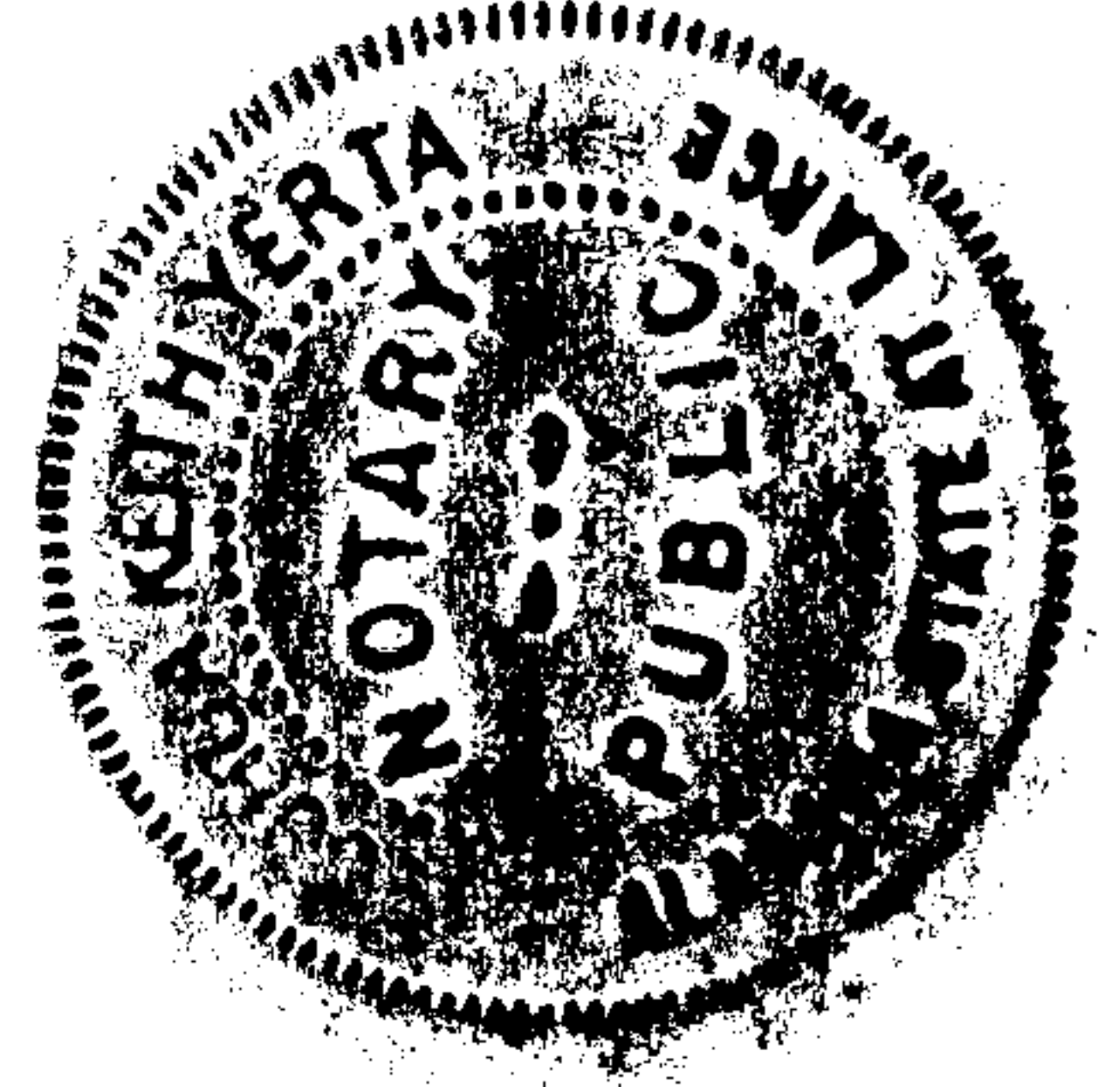
I, the undersigned, Joshua Keith Yerta, a Notary Public, in and for said State
Alabama, hereby certify that Chad Matthew Thomason and Jessica Perrone Thomason
Husband and wife whose names is/are signed to the foregoing conveyance, and who is/are known to me
acknowledged before me on this day that, being 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 this the 10th day of March, 2016.

✓ Joshua Keith Yerta
Notary Public
Comm EXP: March 24 2016

MR-TRG-1797-1149

This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Ellyn, IL 60137



20160803000274800 2/5 \$47.00
Shelby Cnty Judge of Probate, AL
08/03/2016 12:57:27 PM FILED/CERT

LEGAL DESCRIPTION

LOT 3, BLOCK 4, ACCORDING TO THE SURVEY OF APPLECROSS, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 6, PAGE 42 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


20160803000274800 3/5 \$47.00
Shelby Cnty Judge of Probate, AL
08/03/2016 12:57:27 PM FILED/CERT

WARRANTY DEED

FROM

Chad Matthew Thomason and
Jessica Perrone Thomason,

Husband and wife

TO

Justin Culverhouse and Ginger Culverhouse

SEND TAX NOTICE TO:

Justin Culverhouse and Ginger Culverhouse
5029 Wagon Trace
Birmingham, AL 35242



20160803000274800 4/5 \$47.00
Shelby Cnty Judge of Probate, AL
08/03/2016 12:57:27 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Chad Matthew Thomason and Jessica Perrone Thomason	Grantee's Name	Justin Culverhouse and Ginger Culvershouse
Mailing Address	<u>X 1289 Shadow Oak Dr</u> <u>X Malvern, PA 19355</u>	Mailing Address	<u>5029 Wagon Trace</u> <u>Birmingham, AL 35242</u>
Property Address	<u>5029 Wagon Trace</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>July 28, 2016</u>
		Total Purchase Price	<u>\$ 289,900.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 - 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	<u>Settlement Date</u>	Print	<u>X Chad Thomason</u>
	<u>Unattested</u>	Sign	<u>X Chad Thomason</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

CLAYTON T. SWEENEY, ATTORNEY AT LAW

