

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20160804000276070 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/04/2016 08:28:12 AM FILED/CERT

STATE OF ALABAMA
County of Jefferson

County Division Code: AL040
Inst. # 2016075357 Pages: 1 of 2
I certify this instrument filed on
7/27/2016 10:53 AM Doc: D
Alan L. King, Judge of Probate
Jefferson County, AL. Rec: \$19.00
DeedTx: \$15.00
Clerk: NICOLE

Send Tax Notice To: Toni Fikes and Trent Fikes
6282 Black Creek Loop N
Hoover, AL 35244

Presents:

THAT IN CONSIDERATION OF Two Hundred Ninety Four Thousand Nine Hundred and no/100 Dollars (\$294,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Kurtis Feltman and wife, Christy Westbrook, N/K/A Christy Westbrook Feltman (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Toni Fikes and Trent Fikes (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson/Shelby County, Alabama to-wit:

Lot 287, according to the Final Record Plat of Creekside, Phase 2, Part B, as recorded in Map Book 44, page 26 & 26A, in the Probate Office of Jefferson County, Alabama, Bessemer Division, and as recorded in Map Book 39, page 58A 7 58B, in the Probate Office of Shelby County, Alabama

Subject to Easements, Restrictions and rights of way of record.

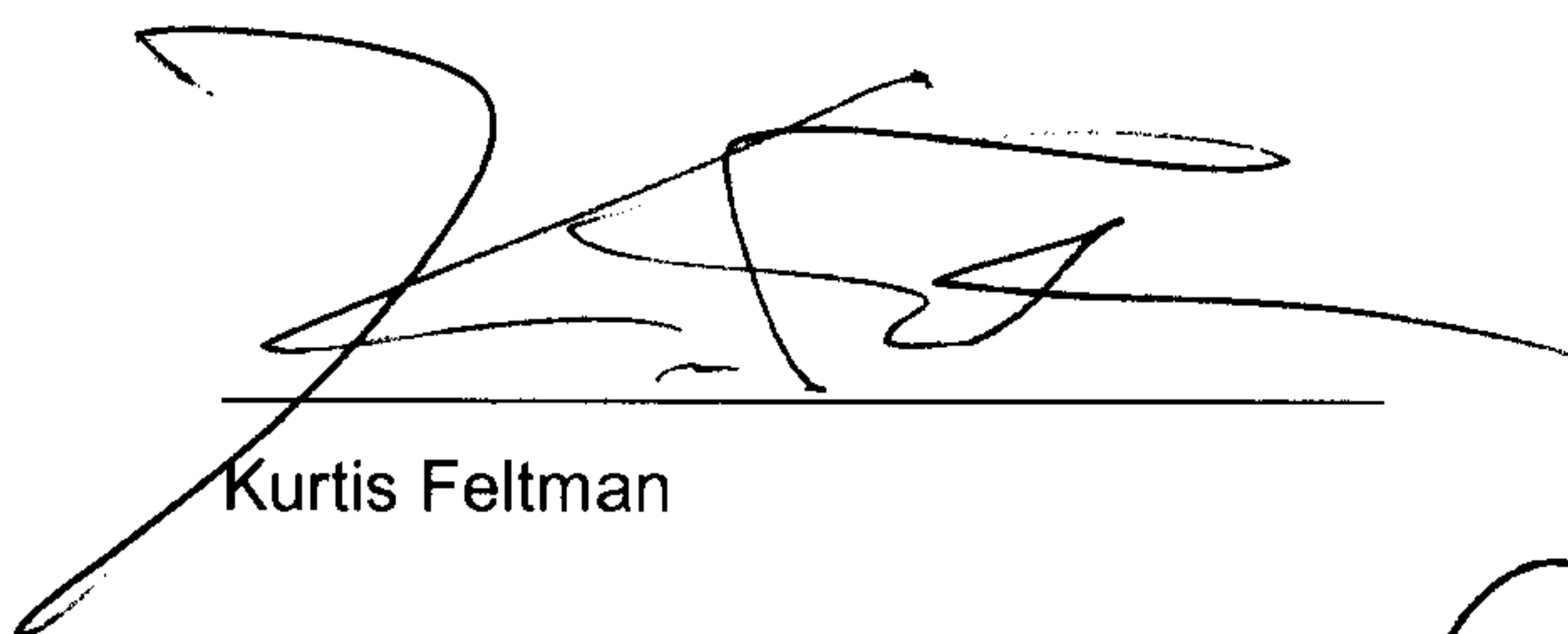
Subject to Mineral and Mining rights of record.

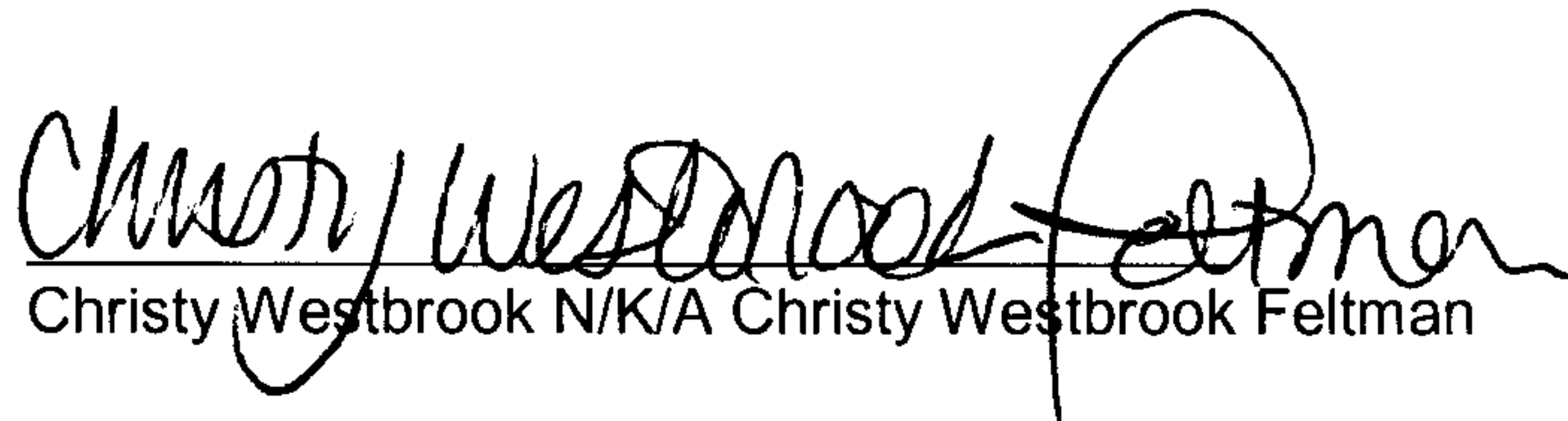
\$280,155.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 18th day of July 2016.

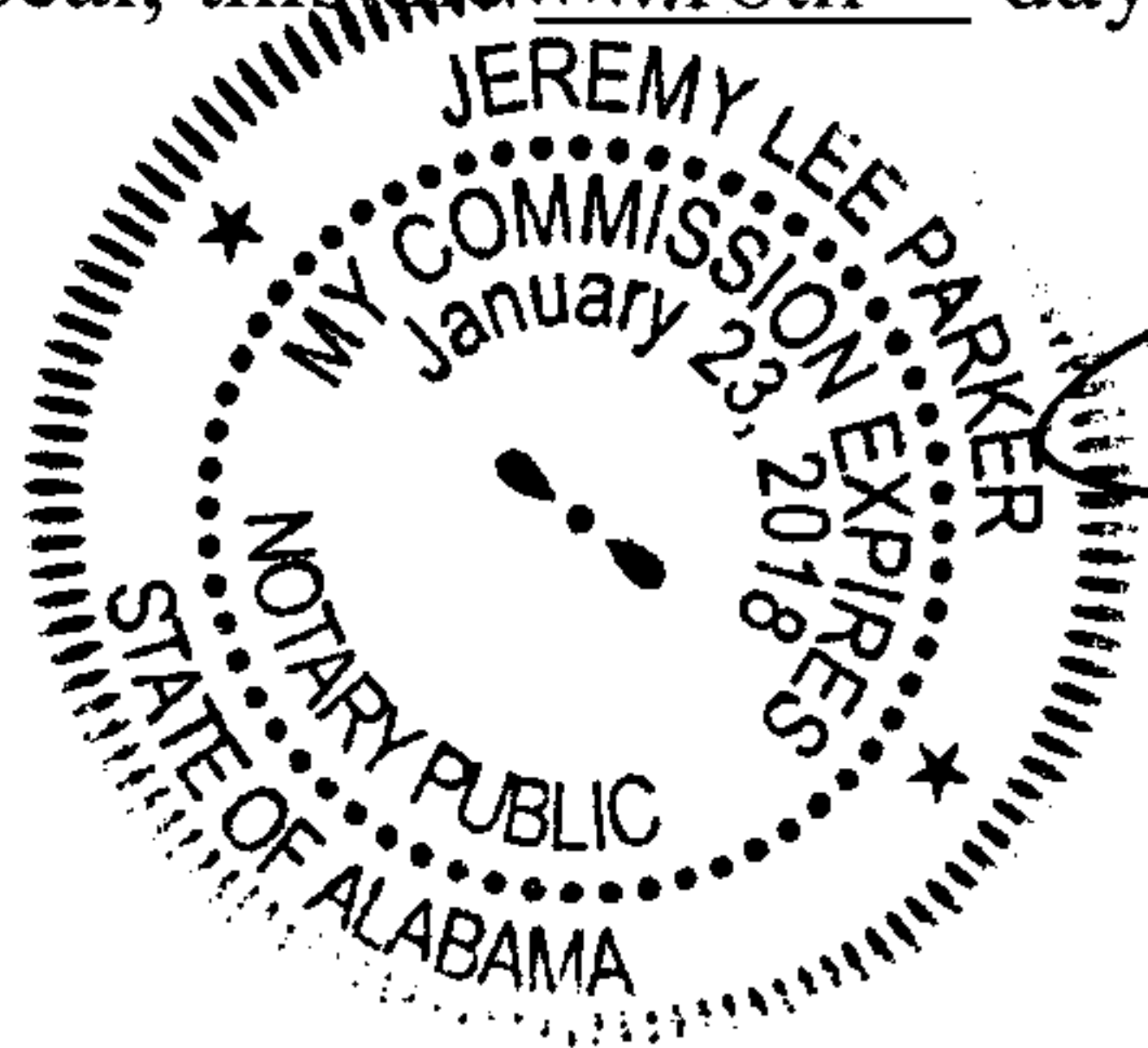

Kurtis Feltman

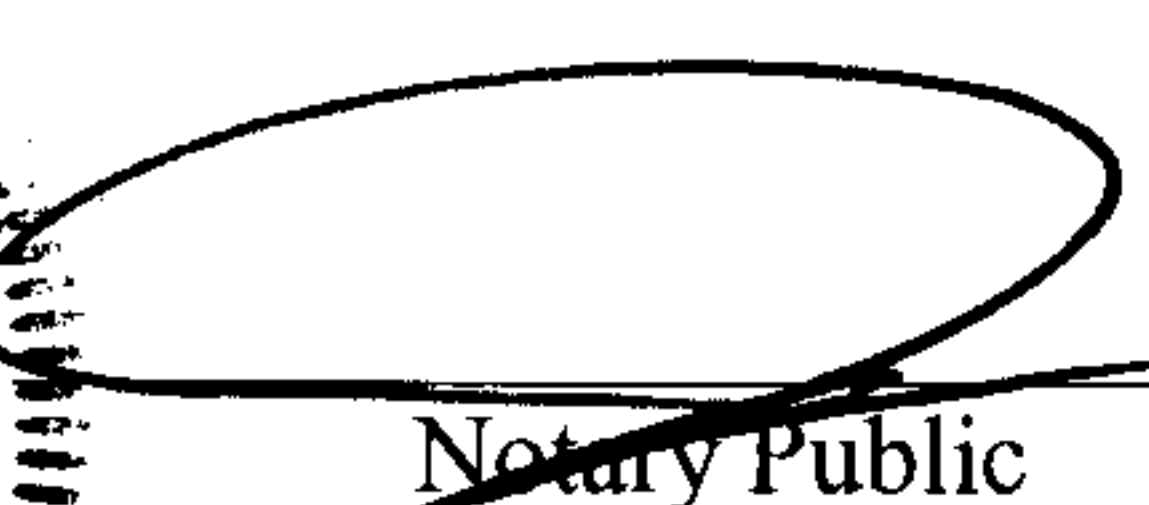

Christy Westbrook N/K/A Christy Westbrook Feltman

STATE OF Alabama
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Kurtis Feltman and wife, Christy Westbrook N/K/A Christy Westbrook Feltman 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 executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this 18th day of July, 2016.

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216




Notary Public
My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name	Kurtis Feltman and Christy Westbrook	Grantee's Name	Toni Fikes and Trent Fikes
Mailing Address	6282 Black Creek Loop N, Hoover, Al 35244	Mailing Address	6282 Black Creek Loop N, Hoover, Al 35244
Property Address	6282 Black Creek Loop N Hoover, Al 35244	Date of Sale	July 18, 2016
		Total Purchase Price	\$294,900.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$



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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
☐ Sales Contract
☒ 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).

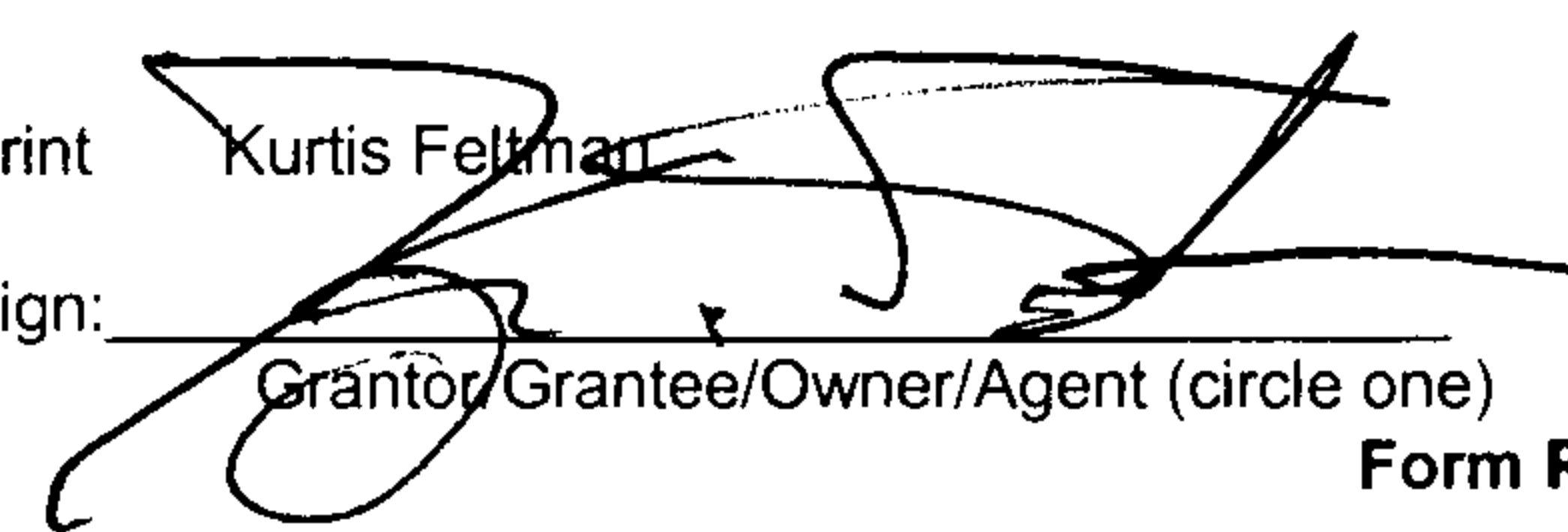
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date July 18, 2016

Unattested

(verified by)

Print Kurtis Feltman

Sign: 
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1