

THIS INSTRUMENT WAS PREPARED BY:
John E. Medaris
230 Bearden Road
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Bonnie Marion
138 Hayesbury Lane
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

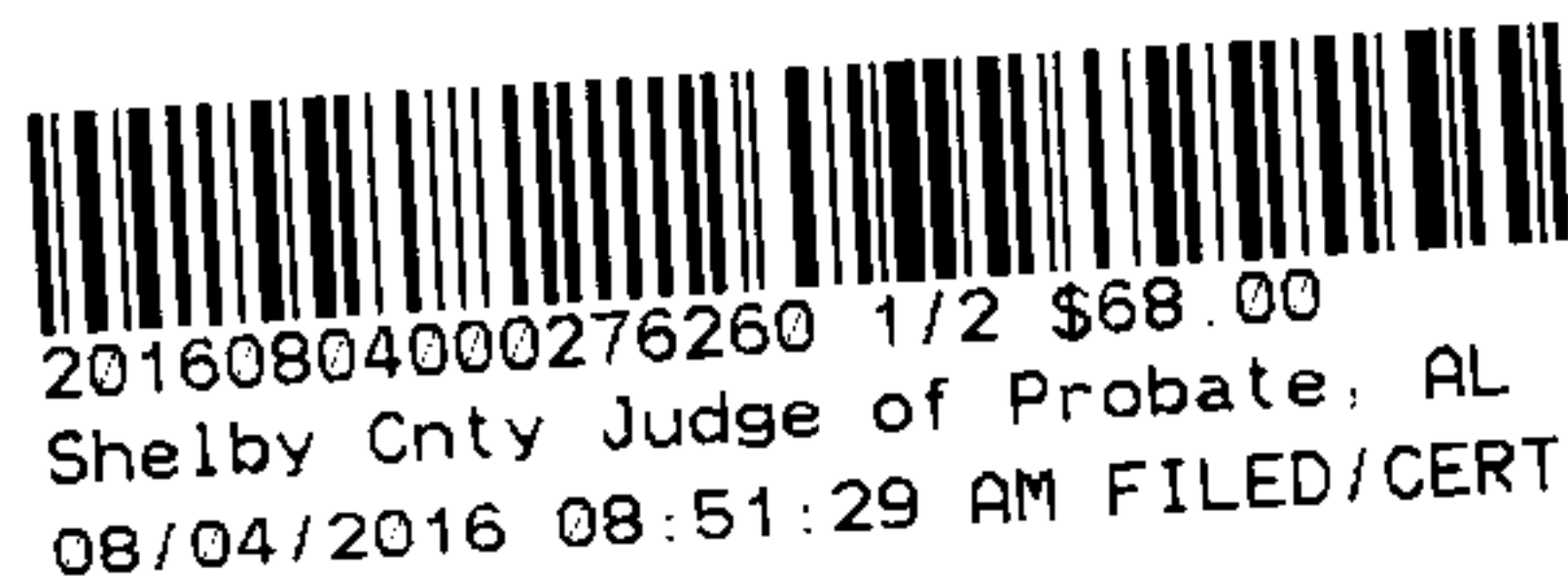
KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) To the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I Bonnie Marion, (herein referred to as Grantor, whether one or more), grant, bargain sell and convey unto Bonnie Marion and Rachel Denise Chandler (herein referred to as Grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in _____ Shelby County, Alabama, to wit:

Lot 49 according to the survey an final plat of Hayesbury, Phase 2, Mapbook 30, Page 104 as recorded in the office of the Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE, his/her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, and her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 1 day of 8/16 2016.



Bonnie Marion
BONNIE MARION

Shelby County, AL 08/04/2016
State of Alabama
Deed Tax: \$50.00

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Bonnie Marion** whose name is signed to the foregoing instrument, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of August, 2016.

[Signature]
Notary Public
Commission Exp: 4/18/2020

Real Estate Sales Validation Form

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

Grantor's Name	<u>Bonnie Marion</u>	Grantee's Name	<u>Bonnie Marion and Rachel Denise Chandler</u>
Mailing Address	<u>138 Haysbury Lane</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>138 Haysbury Lane</u> <u>Pelham, AL 35124</u>
Property Address	<u>138 Haysbury Lane</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>August 1, 2016</u>
		Total Purchase Price	<u>\$ 100,000</u> Transfer Deed
		or	
		Actual Value	<u>\$ 1/2 being Taxes Forward \$ 90,000</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Personal</u>
<input type="checkbox"/> 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).

Date _____

Print John Medaris atty

Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20160804000276260 2/2 \$68.00
Shelby Cnty Judge of Probate, AL
08/04/2016 08:51:29 AM FILED/CERT