


DESCRIPTION SUPPLIED BY PARTIES. NO VERIFICATION OF TITLE OR COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS HAS BEEN MADE BY PREPARER OF DEED.

Shelby County, AL 09/02/2016  
State of Alabama  
Deed Tax: \$43.50

Send Tax Notice to:  
Mr. Roy A. Lashbrook  
280 Polo Downs  
Chelsea, Alabama 35043

This instrument was prepared by  
ELLIS, HEAD OWENS & JUSTICE  
113 N. Main Street  
P.O. Box 587  
Columbiana, Alabama 35051

  
20160902000320930 1/3 \$64.50  
Shelby Cnty Judge of Probate, AL  
09/02/2016 01:49:46 PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )    KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND 00/100 DOLLAR (\$1.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **ROY A. LASHBROOK**, an unmarried man (herein referred to as Grantor), do grant, bargain, sell and convey unto **ROY A. LASHBROOK** and **REGINA N. THOMPSON ENGLISH** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

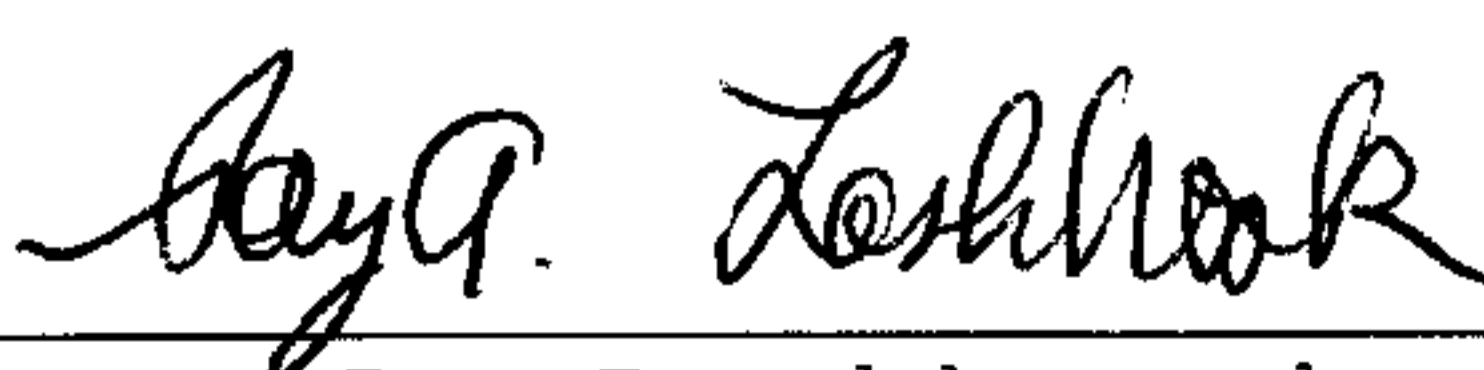
Lot 129, according to the Survey of Polo Crossings, Sector I, as recorded in Map Book 39, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions, Rights of Way, and Mortgages of Record.

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

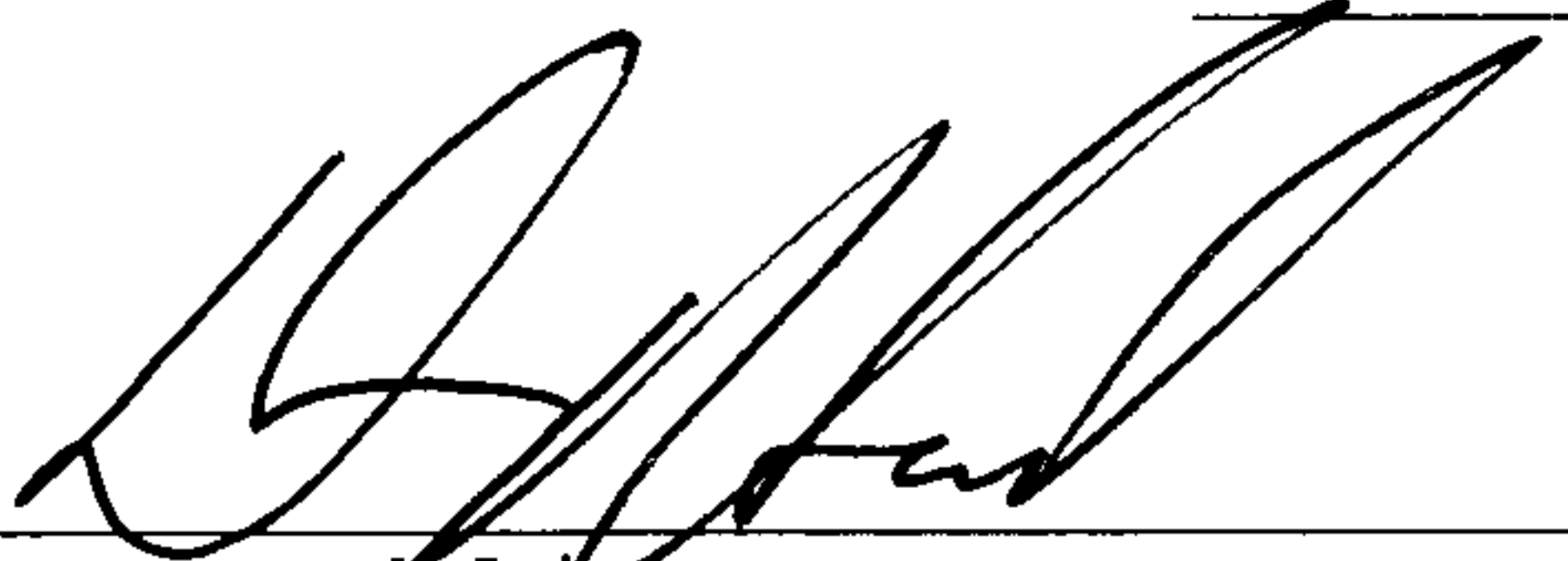
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2ND day of SEPTEMBER, 2016.

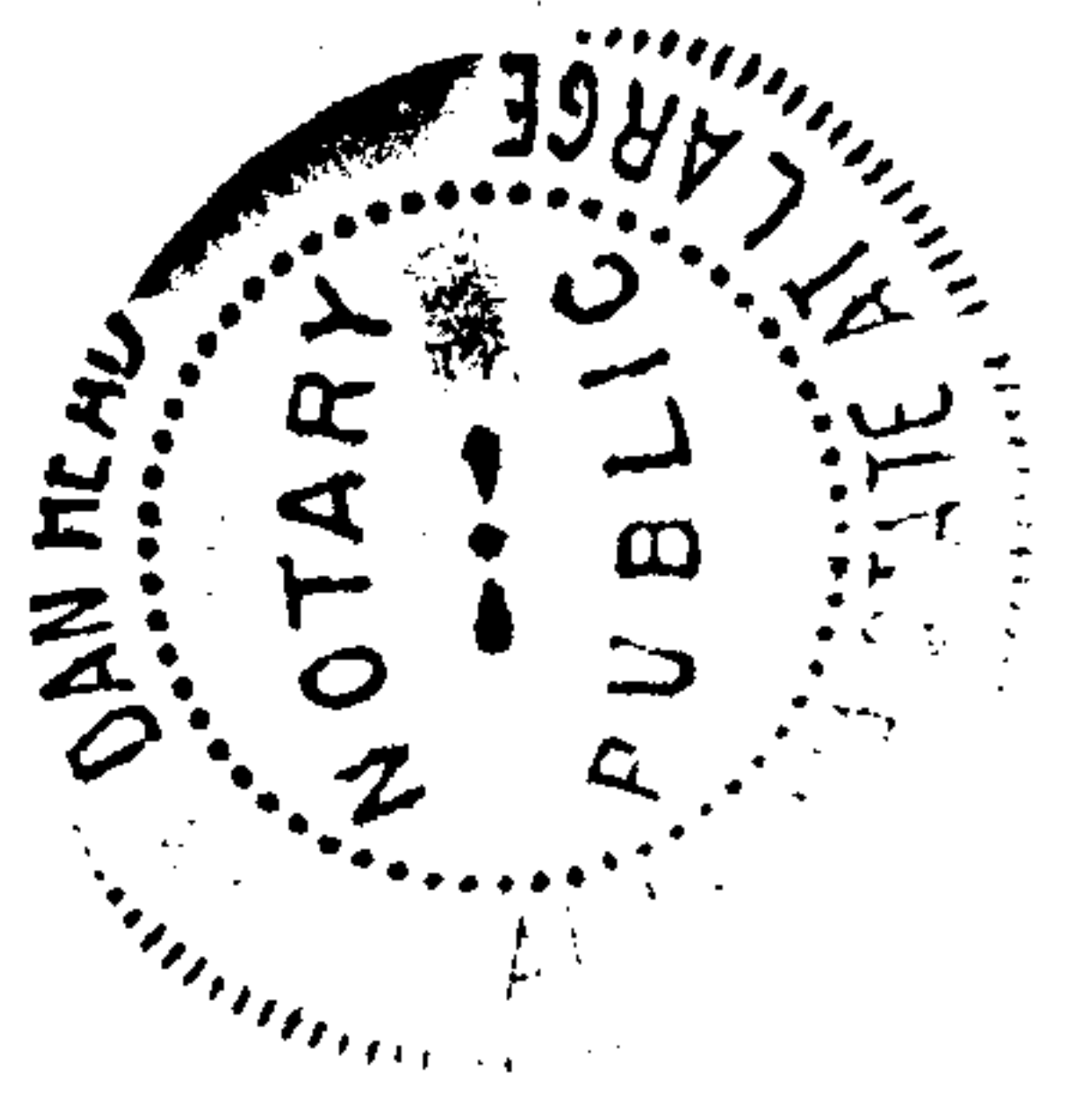
  
\_\_\_\_\_  
Roy A. Lashbrook (SEAL)


STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ROY A. LASHBROOK**, an unmarried man, whose name is signed to the foregoing conveyance, and who is 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 2<sup>nd</sup> day of September, 2016.

  
\_\_\_\_\_  
Notary Public (SEAL)  
My Commission Expires: 12-13-16



  
20160902000320930 2/3 \$64.50  
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name: Roy A. Lashbrook  
Mailing Address: 280 Polo Downs  
Chelsea, Alabama 35043

Grantee's Name Roy A. Lashbrook/Regina N. Thompson English  
Mailing Address 280 Polo Downs  
Chelsea, Alabama 35043

Property Address 280 Polo Downs  
Chelsea, Alabama 35043

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$86,100.00



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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 9/2/2016

Sign Roy A. Lashbrook  
(Grantor/Grantee/Owner/Agent) circle one

Print ROY A. LASHBROOK

Unattested

[Signature]  
(Verified by)