

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Ladick Family Trust

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **BRET JONES-THEIS, as Co-Trustee of the JONES-THEIS FAMILY TRUST dated August 17, 2005** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **JOSHUA DAVID LADICK and SARAH DAWN LADICK, Trustees of the LADICK FAMILY TRUST dated January 29, 2013**, (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

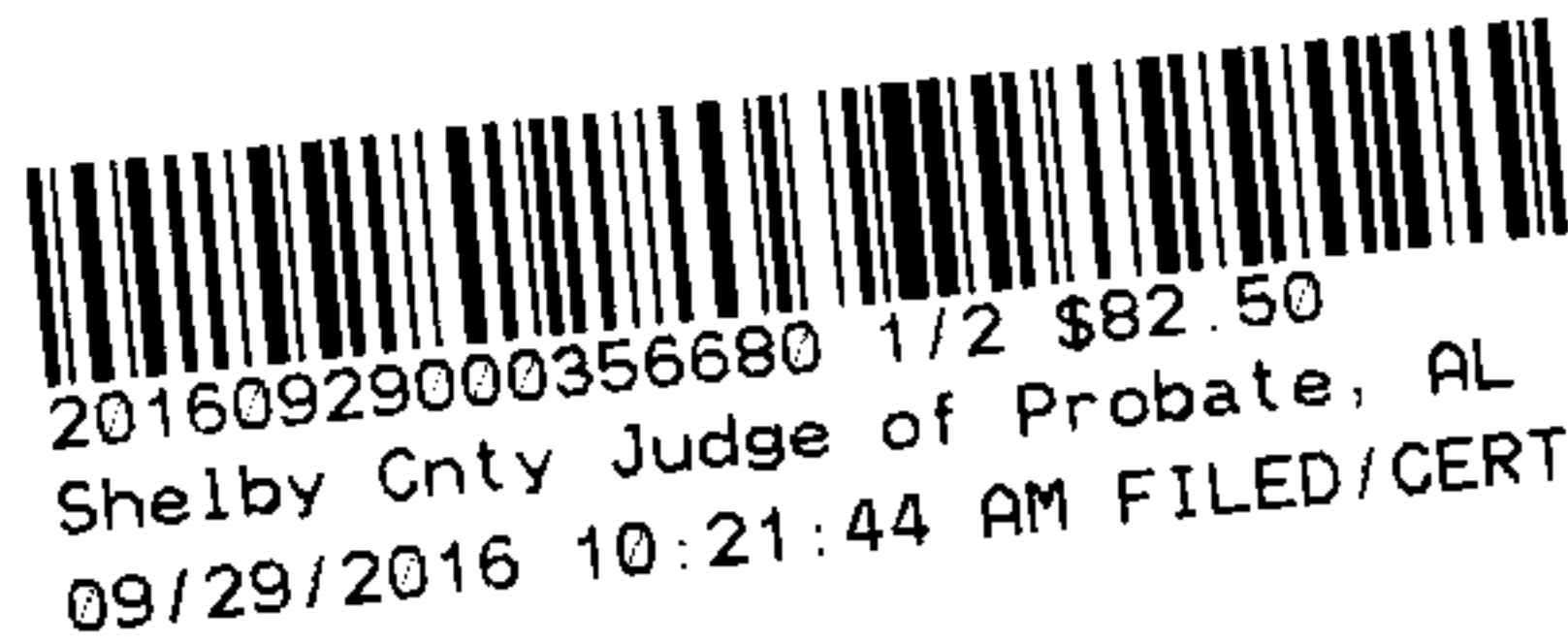
Lot 805, according to the Final Plat of Riverwoods Eight Sector - Phase I, as recorded in Map Book 43, Pages 28A and B, in the Office of the Judge of Probate of Shelby County, Alabama. Also known as Lot 805-A, according to the Resurvey of Lot 805 and 806 Riverwoods Eighth Sector Phase I, as recorded in Map Book 46, Page 52 (Instrument No. 20160705000231800), in the said Probate Office.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

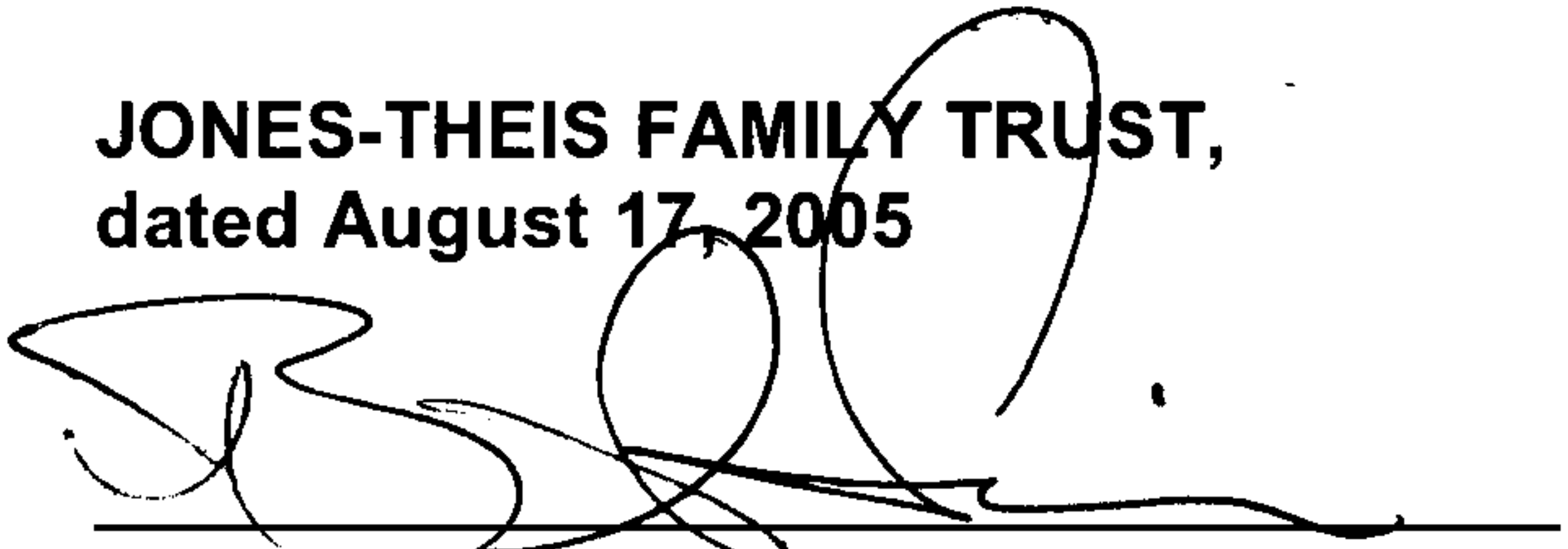
Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, who is authorized to execute this conveyance, has hereunto set its signature and seal this 28th day of September, 2016.



**JONES-THEIS FAMILY TRUST,
dated August 17, 2005**



BY: Bret Jones-Theis, Co-Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bret Jones-Theis**, whose name as **Co-Trustee of JONES-THEIS FAMILY TRUST dated August 17, 2005**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 28th day of September, 2016.

JERRICA PIKE FLETCHER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
May 01, 2017


Notary Public
My Commission Expires: 5-1-17

Real Estate Sales Validation Form

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

Grantor's Name	Jones-Theis Family Trust	Grantee's Name	Ladick Family Trust
Mailing Address	P.O. Box 252 Helena, AL 35080	Mailing Address	
Property Address	185 West Trestle Way Helena, AL 35080	Date of Sale	09/28/2016
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	63,010.00

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
<input type="checkbox"/> Closing Statement	Tax Assessor's Value under Parcel 13-4-17-0-009-005.000

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		Print	B. CHRISTOPHER BATTLES
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

