

THIS INSTRUMENT WAS PREPARED BY:  
DANNY C. LOCKHART, ATTORNEY AT LAW  
1129 FORESTDALE BLVD.  
BIRMINGHAM, AL. 35214

SEND TAX NOTICE TO:  
**Michael S. Thomas**  
1452 Stoneykirk Rd  
Pelham, AL 35124

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

That in consideration of **Three hundred twenty-nine thousand and no/100 Dollars**, to the undersigned Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged I, **Doyle W. Hand, a single man**, herein referred to as GRANTOR, do grant, bargain, sell and convey unto **Michael S. Thomas and Stephanie L. Thomas**, 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 471, according to the Survey of Stoneykirk at Ballantrae Phase 3, as recorded in Map Book 35, Page 11, in the Probate Office of Shelby County, Alabama.**

Subject to:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, exceptions, reservations and restrictions of record, if any.

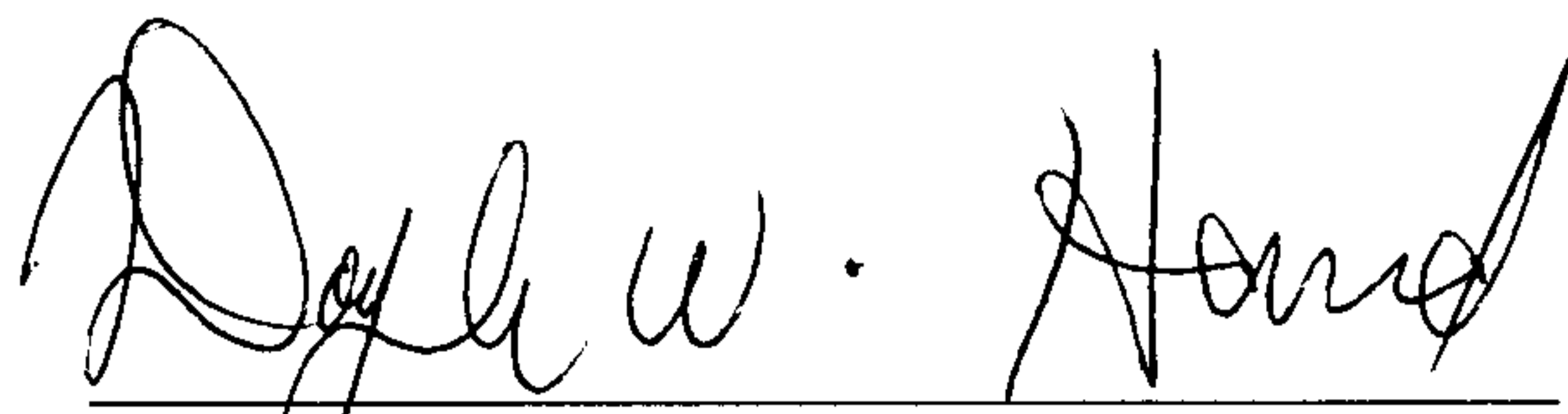
**NOTE: Doyle W. Hand, the grantor herein, is the surviving grantee in that certain deed recorded in Instrument no. 2007041100016620. The other grantee, Sally L. Hand, is deceased, having died on or about July 8, 2015.**


**(\$300,000.00 of the purchase price recited above was paid from a purchase money mortgage closed simultaneously herewith).**

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, forever, 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 4<sup>th</sup> day of October, 2016.

  
Doyle W. Hand

  
20161007000370710 1/3 \$50.00  
Shelby Cnty Judge of Probate, AL  
10/07/2016 03:24:28 PM FILED/CERT

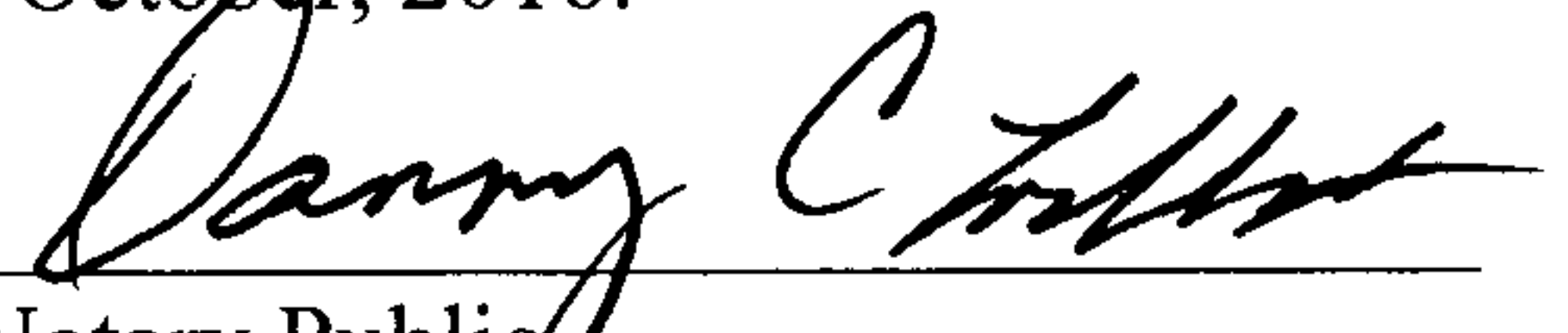
Shelby County, AL 10/07/2016  
State of Alabama  
Deed Tax: \$29.00


STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Doyle Hand** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of October, 2016.

  
Notary Public

  
20161007000370710 2/3 \$50.00  
Shelby Cnty Judge of Probate, AL  
10/07/2016 03:24:28 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 Doyle W. Hand
Mailing Address 2252 Beach Dr. #1904 Gulfport, Ms 39207

Grantee's Name Michael S. Thomas
Mailing Address 1452 Stoneykirk Rd Pelham, AL 35124

Property Address 1452 Stoneykirk Road Pelham, AL 35124

Date of Sale 10-4-16

Total Purchase Price \$ 329,000.00

or Actual Value \$

or Assessor's Market Value \$

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 10-4-16

Print Doyle W. Hand

Unattested

Sign

(verified by)

Signature of Doyle W. Hand

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20161007000370710 3/3 \$50.00
Shelby Cnty Judge of Probate, AL
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