

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20161014000377650 1/3 \$59.00  
Shelby Cnty Judge of Probate, AL  
10/14/2016 10:36:31 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF Shelby

Send Tax Notice To: Jeffrey Ward and Diedra Ward  
314 forest Hills lane  
Alabaster, AL 35007

Presents:

THAT IN CONSIDERATION OF Thirty Eight Thousand and No/100(\$38,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, North Alabama Bank (herein referred to as grantors) do grant, bargain, sell and convey unto Jeffrey Ward and Diedra Ward (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 2, according to the Survey and Map of Maple Ridge Subdivision, as recorded in Map Book 37, Page 87 in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way 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 (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 30<sup>th</sup> day of September 2016.

Shelby County, AL 10/14/2016  
State of Alabama  
Deed Tax: \$38.00

North Alabama Bank

Wade Mitchell

By: ~~Terry West~~

WADE MITCHELL  
Its: ~~Executive Vice President~~ Special Assets Dept.

STATE OF Alabama  
COUNTY OF

Wade Mitchell

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that ~~Terry West~~ whose name as Executive Vice President of North Alabama Bank 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal, this the 30<sup>th</sup> day of September, 2016.

Jayne Mowen

Notary Public

My Commission Expires: 12-9-2018

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



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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   | North Alabama Bank   | Grantee's Name          | Jeffrey Ward and Diedra Ward  |
| Mailing Address  | 220 Providence Main Street Ste 100<br>Huntsville, AL 35806 | Mailing Address         | <del>104 Foliage View Dr</del><br>314 Forest Hill Lane<br>Alabaster, AL 35007 |
| Property Address | 104 Foliage View Drive<br>Alabaster, AL 35007              | Date of Sale            | September 30, 2016  |
|                  |  | Total Purchase Price    | \$38,000.00   |
|                  |  | 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.

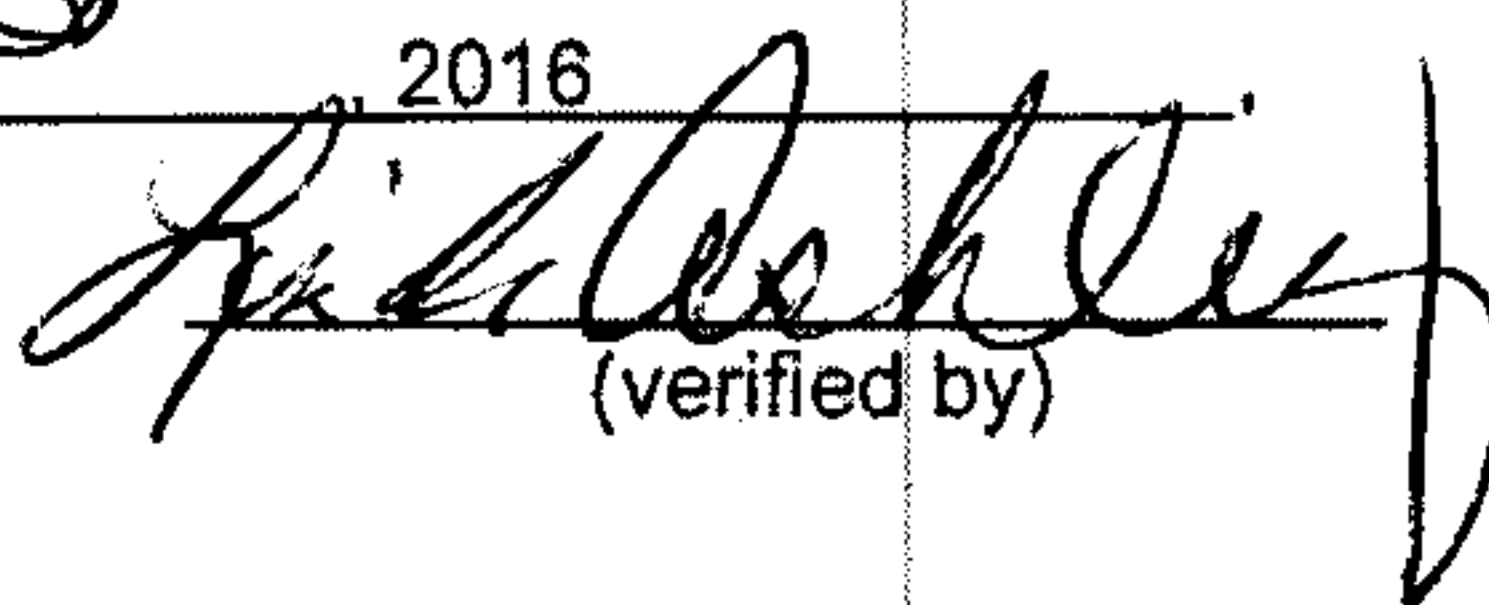
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 September 30, 2016

☐ Unattested

  
(verified by)

Print Terry West

Sign: WADE Mitchell

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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