

Send tax notice to:
Kenneth D. Talley & Kathy Talley
238 Chandler Lane
Alabaster, AL 35007
PEL1600512

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20161021000387250
10/21/2016 08:57:11 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Copelon O. Armstrong and Helen A. Armstrong, Husband and Wife, whose mailing address is:** 211 6th St. South, Amory, MS 38821 (hereinafter referred to as "Grantors"), by **Kenneth D. Talley and Kathy Talley** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 143, according to the Map and Survey of Weatherly Chandler, Sector 16, recorded in Map Book 19, Page 151, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$168,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Copelon O. Armstrong and Helen A. Armstrong have hereunto set their signatures and seals on October 19, 2016.

Copelon O. Armstrong
By His Attorney in Fact
Neil G. Armstrong
Copelon O. Armstrong, by his attorney
in fact, Neil G. Armstrong

Helen A. Armstrong
By Her Attorney in Fact
Neil G. Armstrong
Helen A. Armstrong, by her attorney in
fact, Neil G. Armstrong

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neil G. Armstrong whose name as attorney in fact for Copelon O. Armstrong and Helen A. Armstrong, Husband and Wife, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such attorney in fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of October, 2016.

Mark Asbury

Notary Public
Print Name: *Mark Asbury*
Commission Expires: *6-28-20*

(NOTARIAL SEAL)

Mark Asbury
Notary Public, State at Large
My Commission Expires June 28, 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 Copelon O Armstrong Grantee's Name Kenneth D Talley
 Mailing Address Aelen A Armstrong Mailing Address Kathy Talley
211 6th St S 238 Chandler Ln
Amory MS 38821 Alabaster AL 35007
 Property Address 238 Chandler Ln Date of Sale 10/19/16
Alabaster AL 35007 Total Purchase Price \$ 210,000
 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 Appraisal
 Sales Contract Other
 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).

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 10/19/16 Print Maile Asberry
 Unattested _____ Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/21/2016 08:57:11 AM
 \$63.00 CHERRY
 20161021000387250

Maile Asberry