

20161031000398110 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/31/2016 08:45:26 AM FILED/CERT

Warranty Deed
Jointly for Life with Remainder to Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Ten Dollars (\$10.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, **Cory Hurst, who is now known as Cory French, and husband, John French**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Cory French and John French, wife and husband**, (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

This deed is given to vest title in Cory French and John French.

To Have and to Hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and/or assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or 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 stated 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 grantee(s), his, her or 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 **24th day of October, 2016.**

Cory Hurst who is now known as Cory French (Seal)
Cory Hurst, who is now known as Cory French

John French (Seal)
John French

STATE OF ALABAMA
COUNTY OF SHELBY

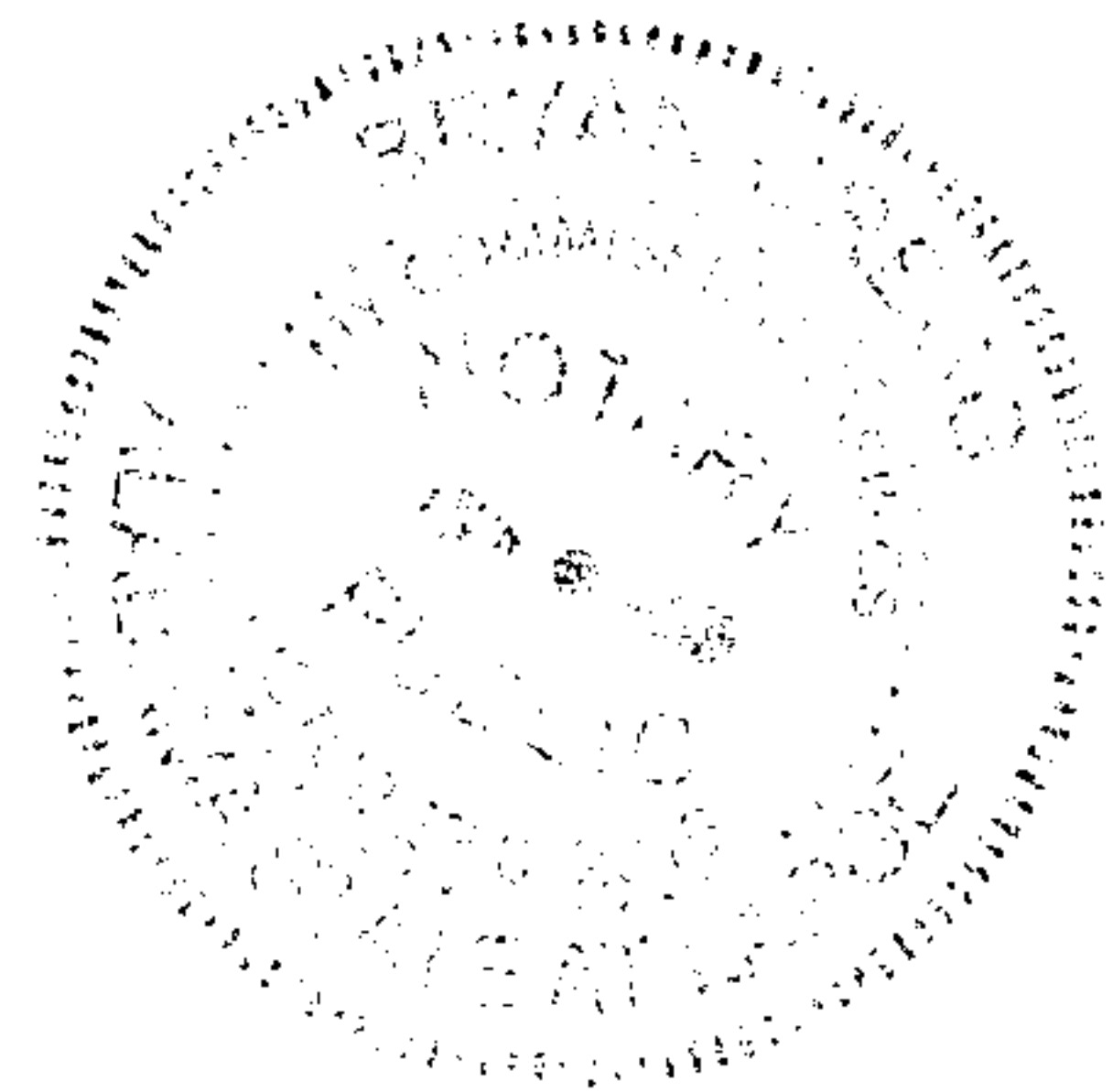
I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Cory Hurst, who is now known as Cory French, and John French**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this **24th day of October, 2016.**

Bryan Gregg

Notary Public

My Commission Expires: 10-6-2019

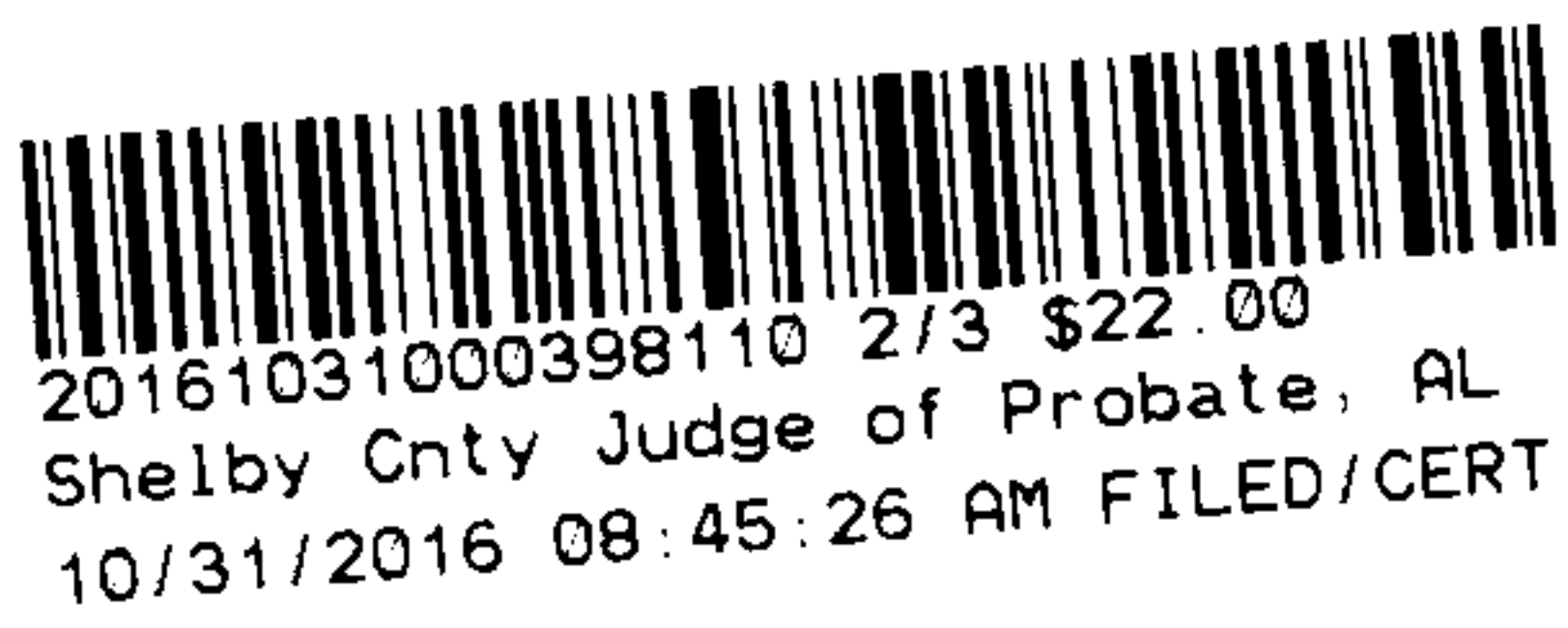


Send Tax Notice To & This Instrument Prepared By:
Cory French
113 Stonebriar Drive
Calera, AL 35040

Exhibit "A" Legal Description

Lot 130A, according to A Resurvey Of Stonebriar, Phase I, as recorded in Map Book 38, Page 61, in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



Real Estate Sales Validation Form

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

Grantor's Name	Cory Hurst, who is now known	Grantee's Name	Cory French and John French
Mailing Address	as Cory French, & John French	Mailing Address	113 Stonebriar Drive
	113 Stonebriar Drive		Calera, AL 35040
	Calera, AL 35040		
Property Address	113 Stonebriar Drive	Date of Sale	October 24, 2016
	Calera, AL 35040	Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	122,000.00

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)

- | | |
|--|--|
| ☐ Bill of Sale | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other Shelby County, AL assessment records |
| ☐ 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	10-24-16	Print	Cory French
Unattested	Bryan Gregg	Sign	Cory French
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20161031000398110 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/31/2016 08:45:26 AM FILED/CERT