

Document Prepared By:  
Shannon R. Crull, P. C.

3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:

Leonard & Tamara Walton, Jr.  
1421 Oak Park Circle  
Helena AL 35080

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

STATE OF ALABAMA  
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Fifty-Five Thousand Nine Hundred Dollars and NO/100 (\$255,900.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Michael Bradley and Deborah Bradley, husband and wife**, (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Leonard Walton, Jr. and Tamara Walton** (herein referred to as **Grantee** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

**Lot 29-B, According to the map of Oak Park, Sector 1, as recorded in Map Book 23, Page 129, in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 225,900.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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, the undersigned GRANTORS have hereunto set their hands and seals,  
this 24<sup>th</sup> day of OCTOBER, 2016.

Michael Bradley  
Michael Bradley

Deborah Bradley  
Deborah Bradley

STATE OF ALABAMA  
COUNTY OF BROWN

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Michael Bradley and Deborah Bradley**, whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24<sup>th</sup> day of OCTOBER, 2016.

Notary Seal

Bonnie L. Fennell  
Notary Public  
My commission expires: 8/21/18

## Real Estate Sales Validation Form

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

Grantor's Name Michael Bradley Grantee's Name Leonard J. Walton  
 Mailing Address Deborah Bradley Mailing Address Tamara Walton  
10558 Eastern Shore Blvd Apt 111 1421 Oak Park Circle  
Spanish Fort AL 36527 Helena AL 35080  
 Property Address 1421 Oak Park Circle Date of Sale 10/25/16  
Helena AL 35080 Total Purchase Price \$ 255,900.00  
 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 10/25/16 Print Jeff Marnis  
 \_\_\_\_\_ Sign \_\_\_\_\_  
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 11/02/2016 11:14:56 AM  
 \$51.00 CHERRY  
 20161102000401980