Prepared By and Return To:

Paul Michael Kemp Access Title, LLC Attn: Paul Kemp 600 Vestavia Parkway Shelby Bldg * Ste. 263 Vestavia Hills, AL 35216 Send Property Tax Notice to: Samuel Thomas 2034 Forest Lakes Lane Sterrett AL 35147

> 20161118000424640 1/5 \$28.00 Shelby Cnty Judge of Probate, AL 11/18/2016 08:38:47 AM FILED/CERT

GENERAL WARRANTY DEED (Joint Tenancy with Right of Survivorship)

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS that

Jack Ellis, Jr and Latresha Ellis

For and in consideration of the sum of One Hundred Eighty Thousand Dollars (\$180,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by

Samuel Thomas and Jakia Vann Bradford Thomas

the Grantors, does hereby grant, bargain, sell and convey unto the said Grantees, his/hers/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Source of Title: Survivorship Deed recorded on March 10, 2006 at Instrument at 20060310000113910.

The subject property is not the homestead of the Grantor(s).

TO HAVE AND TO HOLD the same unto the said Grantees and upon death to the survivor of them, their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama,

And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, their heirs and assigns, hereby covenant with said Grantees, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and

enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantees, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 3 day of

Jatobra, 2016

Jack Ellis, Jr.

atresba Ellis

to be recorded 5 multaneasy, in DiMontgage in the amount of \$ 185,940.00.

STATE OF AL
SIAIE OF
COUNTY OF Jeffuson
I, Down R W , the undersigned authority, a Notary Public, in and for said County in sa
State, hereby certify that Jack Ellis Jr. is/are signed to the foregoing conveyance, and who is/are known to macknowledged before me on this day that, being informed of the contents of the conveyance they executed the
same voluntarily on the day that bears the same date.
Given under my hand and official seal this 31 day of 00000000000000000000000000000000000
1) of Call
Notary Public
My Commission Expires: 10-06-11
[Notary Seal]
* * * * * * * * * * * * * * * * * * *
STATE OF A BANKING
COUNTY OF <u>Jesquin</u>
I, DAW W Blic, in and for said County in sa
State, hereby certify that Latresha Ellis is/are signed to the foregoing conveyance, and who is/are known to m
acknowledged before me on this day that, being informed of the contents of the conveyance they executed the
same voluntarily on the day that bears the same date.
Given under my hand and official seal this 31 day of $00000000000000000000000000000000000$
May 1 Sul
Notary Public My Commission Expires: 10-36-19 INDESTRUCTION OF THE PROPERTY
IVIY COMMINISSION EXPINES. TO CONTINUE SION EXPINE
[Notary Seal]
10 Mary a Rolling

MINIME OF ALABRANIE

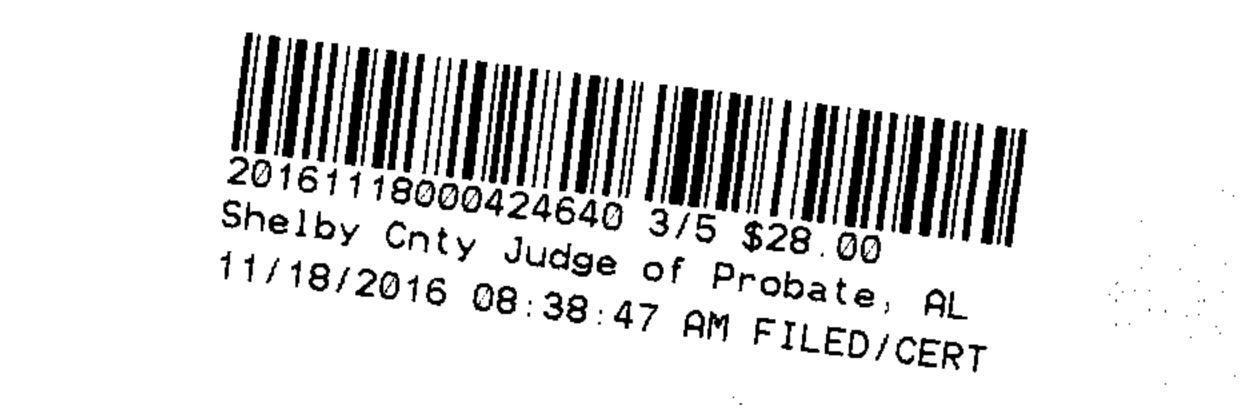


EXHIBIT "A" LEGAL DESCRIPTION

LOT 465 ACCORDING TO THE SURVEY OF FOREST LAKES AS RECORDED IN MAP BOOK 34, PAGE 122A IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

20161118000424640 475 \$28 00

20161118000424640 4/5 \$28.00 Shelby Cnty Judge of Probate, AL 11/18/2016 08:38:47 AM 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: Fach Ellis I s Latregha Ellis Mailing Address: 2034 Forest Lakes Lane Sterrett, Al 35147 Property Address: 2034 Forest Lakes Lane Sterrett, Al 35147	Grantee's Name; Jamuel and Jochie Van Bradford Mailing Address: 2034 Lorest Lake Thomas Herrett, Al 35147 Date of Sale; 10 31 11 Total Purchase Price; 00 Actual Value Or	
The purchase price or actual value claimed on this form can be veri (Recordation of documentary evidence is not required)	Assessor's Market Value fied in the following documentary evidence: (Check one)	
Bill of SaleXSales ContractClosing Statement If the conveyance document presented for recordation contains all	Appraisal Other 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 per conveyed.	son or persons to whom interest to property is being	
Property Address – the physical address of the property being conveyed, if available		
Date of Sale – the date on which interest to 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 is determined by the local official charged with the responsibility of valuing property for property		
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FARLANT 4

