

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Michael Fagin, Jr. and Carmen Fagin
1225 Kensington Blvd
Calera, AL 35040

20161201000438940
12/01/2016 01:29:20 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars (\$175,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Noah Bishop and Amber Nichole Bishop, Husband and Wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael Fagin, Jr. and Carmen Fagin (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 100, according to the Map and Survey of Kensington Place, Phase I, Sector I, recorded in Map Book 37, Page 147, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Sixty Thousand Two Hundred Fifty-Six And No/100 Dollars (\$160,256.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 31, 2016.

Noah Bishop
Noah Bishop
Amber N. Bishop
Amber Nichole Bishop

STATE OF
COUNTY OF AL/Marshall

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Noah Bishop and Amber Nichole Bishop whose names are signed to the foregoing conveyance, 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 on 31st day of October, 2016.

Laura Sapp
Notary Public
My commission expires: 3-11-19

FILE NO.: TS-1602438

20161201000438940 12/01/2016 01:29:20 PM DEEDS 2/2

Grantor's Name Noah Bishop and Amber Nichole Bishop

Grantee's Name Michael Fagin, Jr. and Carmen Fagin

Mailing Address 3625 Hualapai Cir
Guntersville, AL 35976

Mailing Address _____

Property Address 1225 Kensington Blvd
Calera, AL 35040

Date of Sale October 31, 2016

Total Purchase Price \$175,000.00

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

____ 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 - Noah Bishop and Amber Nichole Bishop, 3625 Hualapai Cir, Guntersville, AL 35976.

Grantee's name and mailing address - Michael Fagin, Jr. and Carmen Fagin, , .

Property address - 1225 Kensington Blvd, Calera, AL 35040

Date of Sale - October 31, 2016.


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: October 31, 2016

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2016 01:29:20 PM
\$33.00 CHERRY
20161201000438940

