

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

SEND TAX NOTICE TO:  
Thomas James Claud, III and Brittney Belle  
Claud  
136 Sheffield Ln  
Birmingham, AL 35242

**WARRANTY DEED**

**20161201000439160**

**STATE OF ALABAMA**

**12/01/2016 01:49:29 PM**

**SHELBY COUNTY**

**DEEDS 1/2**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Three Hundred Eighty Thousand And No/100 Dollars (\$380,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, James David Powell and Kelly Powell, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Thomas James Claud, III and Brittney Belle Claud (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 2245, according to the Survey of Highland Lakes, 22<sup>nd</sup> Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, page 79 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996/17543 and further amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22<sup>nd</sup> Sector, Phase I, recorded as Instrument #20040823000471390 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration") Mineral and mining rights excepted.

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.

Three Hundred Four Thousand And No/100 Dollars (\$304,000.00) 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 November 28, 2016.

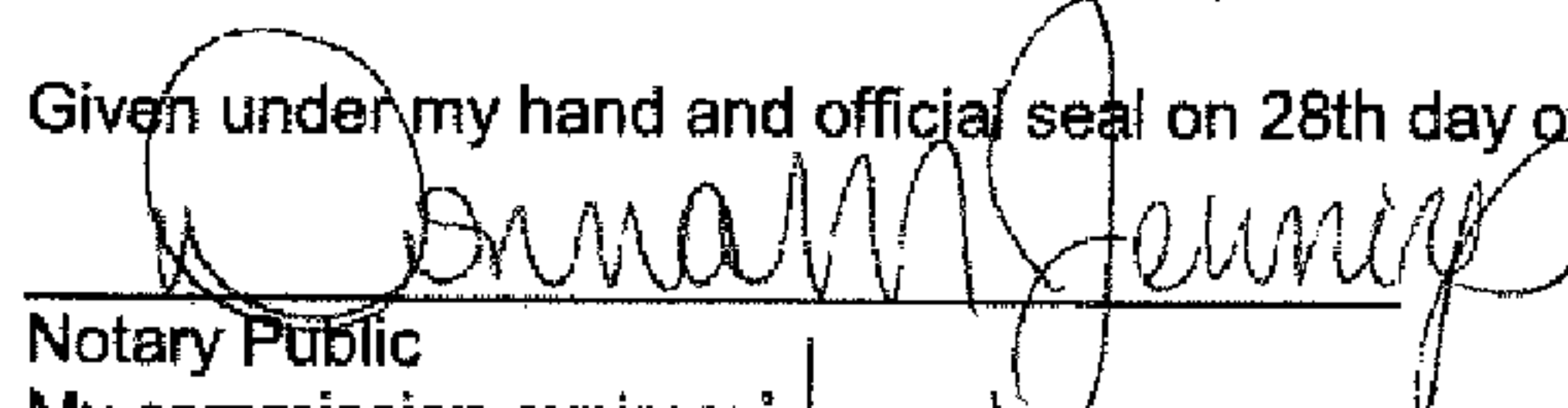
  
James David Powell

  
Kelly Powell

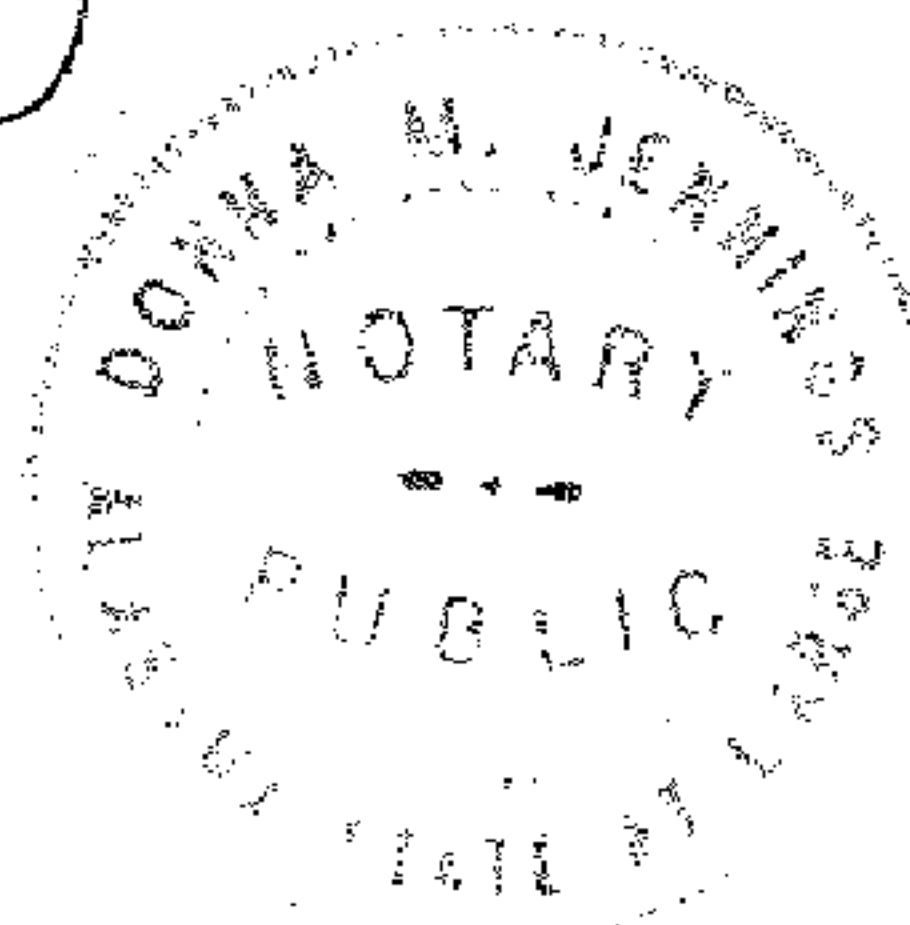
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify James David Powell and Kelly Powell 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 28th day of November, 2016.

  
Notary Public

My commission expires: 1/30/2019



**20161201000439160 12/01/2016 01:49:29 PM DEEDS 2/2**

Grantor's Name James David Powell and Kelly Powell

Grantee's Name Thomas James Claud, III and Brittney Belle Claud

Mailing Address 136 Sheffield Ln  
Birmingham, AL 35242

Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Property Address 136 Sheffield Ln  
Birmingham, AL 35242

Date of Sale November 28, 2016  
Total Purchase Price \$380,000.00

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 - James David Powell and Kelly Powell, 136 Sheffield Ln, Birmingham, AL 35242.

Grantee's name and mailing address - Thomas James Claud, III and Brittney Belle Claud, , .

Property address - 136 Sheffield Ln, Birmingham, AL 35242

Date of Sale - November 28, 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: November 28, 2016

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/01/2016 01:49:29 PM  
\$94.00 CHERRY  
20161201000439160

