

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Thornton, Inc.
5300 Cahaba River Road, Suite 200
Birmingham, AL 35242

20161213000455140 1/2 \$578 00
Shelby Cnty Judge of Probate AL
12/13/2016 01:52:00 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Sixty Thousand and 00/100 (\$560,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Janice Creel Clark and Robert Louis Clark, a married couple**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Thornton, Inc.**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Begin at the Northeast corner of the NW 1/4 of Section 26, Township 19 South, Range 1 West, and run thence South 1165 feet to the North line of property owned by Melton John Franklin and Sarah Virginia Franklin; thence run West along the North line of Franklin property 190 feet; thence run Southerly along the Westerly line of the Franklin property 570 feet, more or less to the North line of Old U.S. Highway 280; thence run West along the North line of said Highway 40 feet; thence run Northerly along the West line of a 40 foot strip 500 feet; thence run West 290 feet to a point; thence North 1260 feet to the North line of said NW 1/4; thence run East 520 feet to the Point of Beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT: Lot 36, according to the Final Plat of Adams Mills Subdivision, First Addition, as recorded in Map Book 43, Page 94, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **30th** day of **November, 2016**.


Janice Creel Clark


Robert Louis Clark

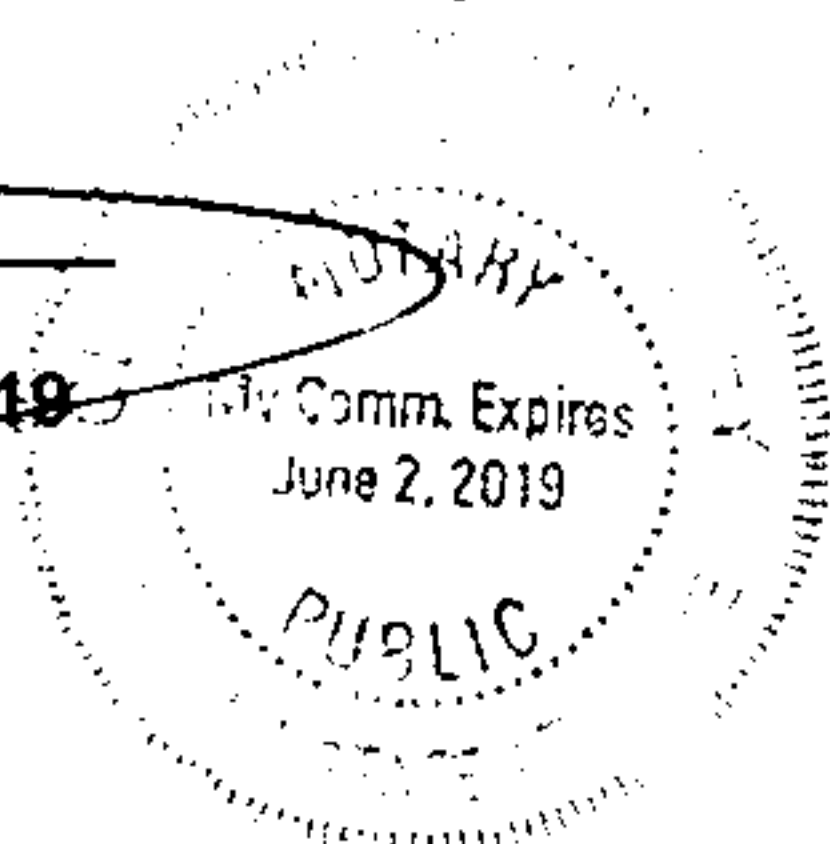
Shelby County, AL 12/13/2016
State of Alabama
Deed Tax: \$560 00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Janice Creel Clark and Robert Louis Clark, a married couple, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of November, 2016.

NOTARY PUBLIC
My Commission Expires: 06-02-2019



Real Estate Sales Validation Form

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

Grantor's Name	Janice Creel Clark and Robert Louis Clark	Grantee's Name	Thornton, Inc.
Mailing Address	356 Signal Valley Trail Chelsea, AL 35043	Mailing Address	5300 Cahaba River Road, Ste. 200 Birmingham, AL 35242
Property Address	Old Highway 280 Metes and Bounds	Date of Sale	November 30, 2016
		Total Purchase Price	\$ 560,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

20161213000455140 2/2 \$578.00
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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/ Assessor's Appraised Value
☐ Sales Contract
☒ 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 _____

Print Janice Creel Clark and Robert Louis Clark

Unattested

(verified by)

Sign

Janice Creel Clark
(Grantor/Grantee/Owner/Agent) circle one