Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226 Send Tax Notice to: Angel Marie Thomas & James Edward Eckles 513 River Crest Way Helena, AL 35080

STATE OF ALABAMA	)
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIFTY-NINE THOUSAND AND NO/100 DOLLARS (\$259,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, MELINDA BARNES, a single woman, by and through her attorney in fact, DEJA S. MURRAY (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, ANGEL MARIE THOMAS and JAMES EDWARD ECKLES (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1843, according to the plat of Old Cahaba, Phase V, 3<sup>rd</sup> Addition, as recorded in Map Book 37, Page 6-B, in the Office of the Judge of Probate of Shelby County, Alabama..

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$254,308.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives 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, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is 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, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

## 20170111000010000 01/11/2017 10:30:21 AM DEEDS 2/3

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 21st day of December, 2016.

MELINDA BARNES  By and through her attorney in f DEJA S. MURRAY	
STATE OF ALABAMA	)
COUNTY OF JEFFERSON	<i>ጋ</i> ነ

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DEJA S**. **MURRAY**, as attorney in fact for **MELINDA BARNES**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as said attorney in fact and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOR, I have hereunto set my hand and seal this the 21st day of December, 2016.

NOTARY PUBLIC

- My commission expires:

MALCOLM S. MCLEOD
MOTARY
My Commission Expires
August 15, 2018

## 20170111000010000 01/11/2017 10:30:21 AM DEEDS 3/3

## Real Estate Sales Validation Form

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

Grantor's Name	MELINDA BARNES, an unmarried woman	JAMES EDWARD ECKLES and Grantee's Name ANGEL MARIE THOMAS	
Mailing Address	513 RIVER CREST WAY HELENA, AL 35080	Mailing Address 1504 TIMBER DR HELENA, AL 35080	
Property Address	513 RIVER CREST WAY HELENA, AL 35080	Date of Sale December 21, 2016	
		Total Purchase Price \$259,000.00	
		ог Actual Value <b>\$</b>	
	J.	Actual value <u>Ψ</u> or	
		Assessor's Market Value\$	
•	e or actual value claimed on this form car of documentary evidence is not required)	be verified in the following documentary evidence: (check	
Bill of Sale		Appraisal	
Sales Contra		Other	
X_Closing State	ment		
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
	inst	ructions	
Grantor's name an current mailing add	<del>-</del>	the person or persons conveying interest to property and their	
Grantee's name an conveyed.	nd mailing address - provide the name of	the person or persons to whom interest to property is being	
	the physical address of the property bein erty was conveyed.	ng conveyed, if available. Date of Sale - the date on which	
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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 40-22-1 (h).			
		·	
Date <u>December</u>	21, 2016	Print Malcolm S. McLeod	
Unattested		sign Mardan 8. Mclead Am	
	(verified by)	(Grantor/Grantee/Owner/Agent) circle one	
	Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate County Clerk	e Judge,	

AHNN

Official Public Records
Judge James W. Fuhrmeister, Probate Judge
County Clerk
Shelby County, AL
01/11/2017 10:30:21 AM
\$26.00 JESSICA
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