

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

SEND TAX NOTICE TO:
James M. Strong and Tisha M. Strong
1413 Whirlaway Ct
Helena, AL 35080

WARRANTY DEED

**20170111000010700
01/11/2017 10:59:51 AM
DEEDS 1/4**

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Five Thousand And No/100 Dollars (\$205,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Shelli Thomason, a married woman, and Keith Thomason, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James M. Strong and Tisha M. Strong (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 27, according to the Survey of Dearing Downs, 4th Addition, as recorded in Map Book 9, Page 179, in the Probate Office of Shelby County, Alabama.

Note: This is not the homestead property of the Grantor, Shelli Thomason, as defined in the Code of Alabama Section 6-10-3.


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 Ninety-Eight Thousand Eight Hundred Fifty And No/100 Dollars (\$198,850.00) 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.

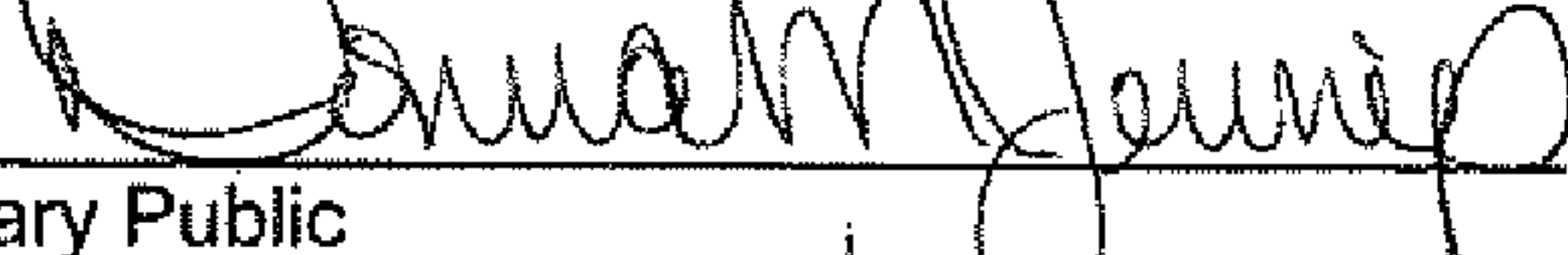


Keith Thomason

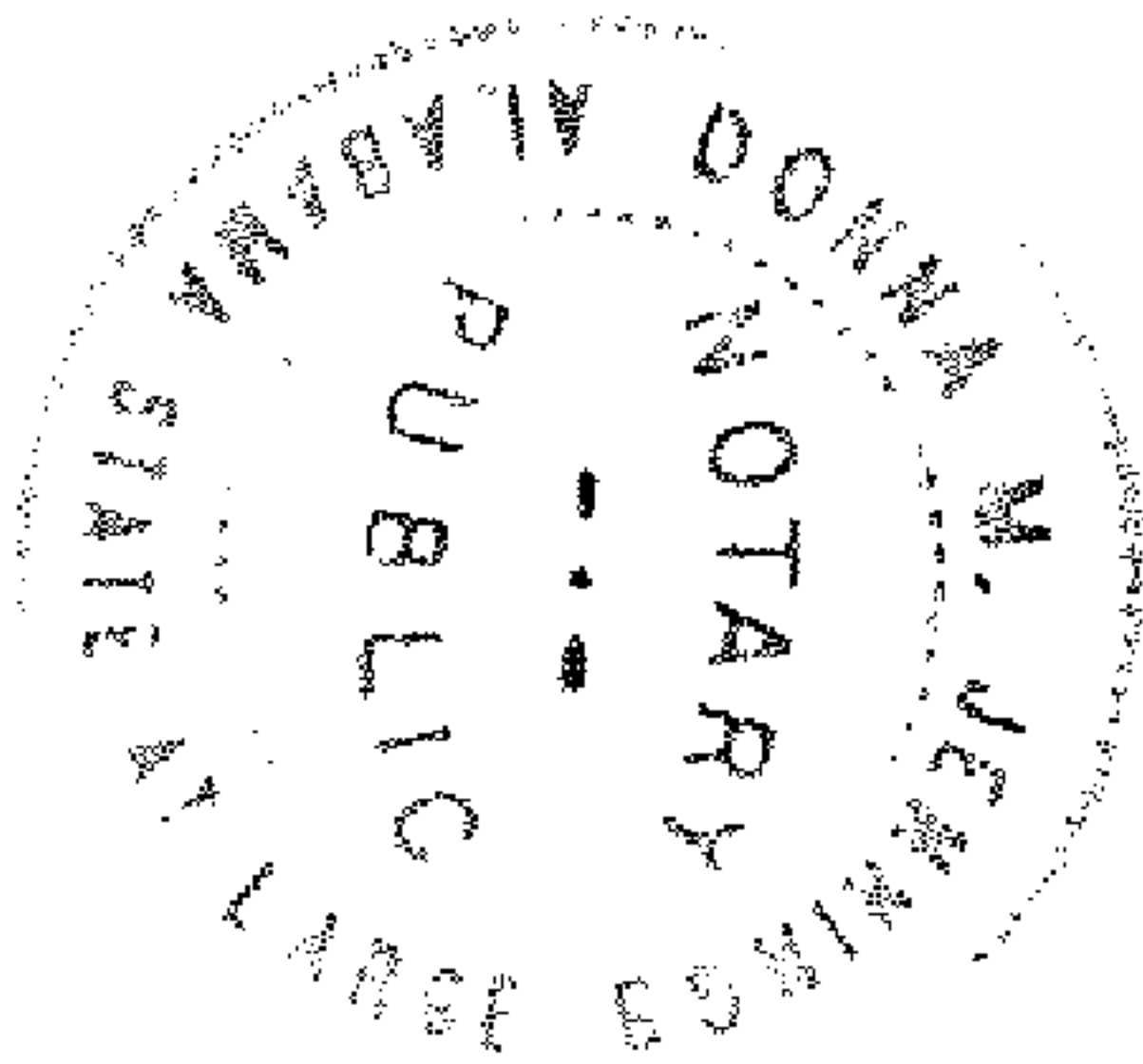
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Keith Thomason 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 conveyance he 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



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 28, 2016.

20170111000010700 01/11/2017 10:59:51 AM DEEDS 3/4

Shelli Thomason
Shelli Thomason

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Shelli Thomason 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 28th day of November, 2016.

Donna M. Jennings
Notary Public

My commission expires: 1/30/2019



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20170111000010700 01/11/2017 10:59:51 AM DEEDS 4/4

Grantor's Name Shelli Thomason and Keith Thomason Grantee's Name James M. Strong and Tisha M. Strong
Mailing Address 1413 Whirlaway Ct Helena, AL 35080 Mailing Address 1413 Whirlaway Ct
Helena AL 35080
Property Address 1413 Whirlaway Ct Helena, AL 35080 Date of Sale November 28, 2016
Total Purchase Price \$205,000.00
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 - Shelli Thomason and Keith Thomason, 1413 Whirlaway Ct, Helena, AL 35080.

Grantee's name and mailing address - James M. Strong and Tisha M. Strong, , .

Property address - 1413 Whirlaway Ct, Helena, AL 35080

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 with 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 Haley Dayh
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/11/2017 10:59:51 AM
\$30.50 CHERRY
20170111000010700

J. W. Fuhrmeister