

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
JONATHAN L TUBBS

2648 BUCKBOARD ROAD  
BIRMINGHAM, AL 35244

### **WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

**20170201000038630**  
**02/01/2017 08:35:43 AM**  
**DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00)\* to the undersigned Grantors, JONATHAN DAVID BEAN <sup>\*\*</sup>and KARLA BEAN, (hereinafter referred to as Grantors, whose mailing address is 2648 BUCKBOARD ROAD, BIRMINGHAM, AL 35244), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto JONATHAN TUBBS, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 51, ACCORDING TO THE SURVEY OF HOMESTEAD, SECOND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 2648 BUCKBOARD ROAD, BIRMINGHAM, AL 35244

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

**\*\* HUSBAND AND WIFE**

Subject to:

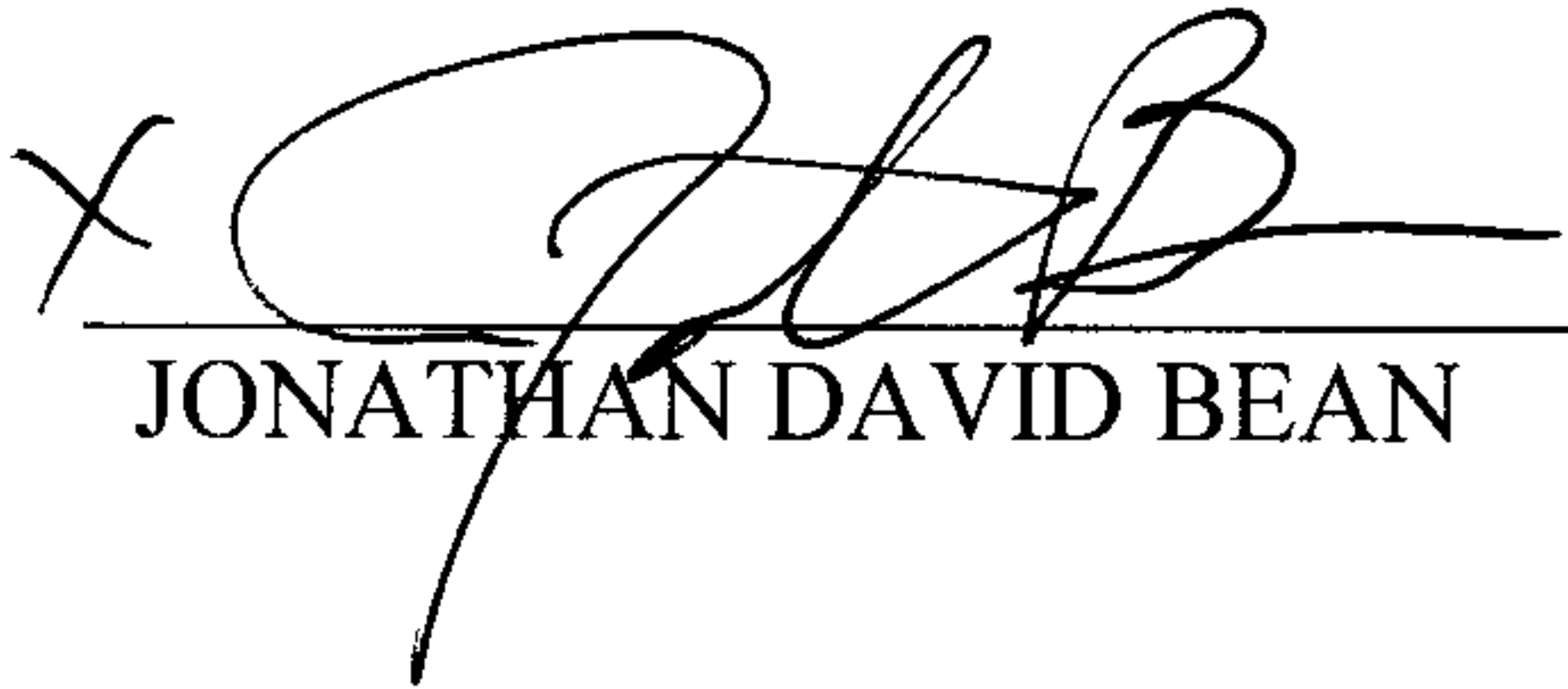
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF HOMESTEAD, SECOND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN REAL 320, PAGE 24; MICS. BOOK 14, PAGE 658 AND MICS. BOOK 14, PAGE 342, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$238,500.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, 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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 31st day of January 2016.

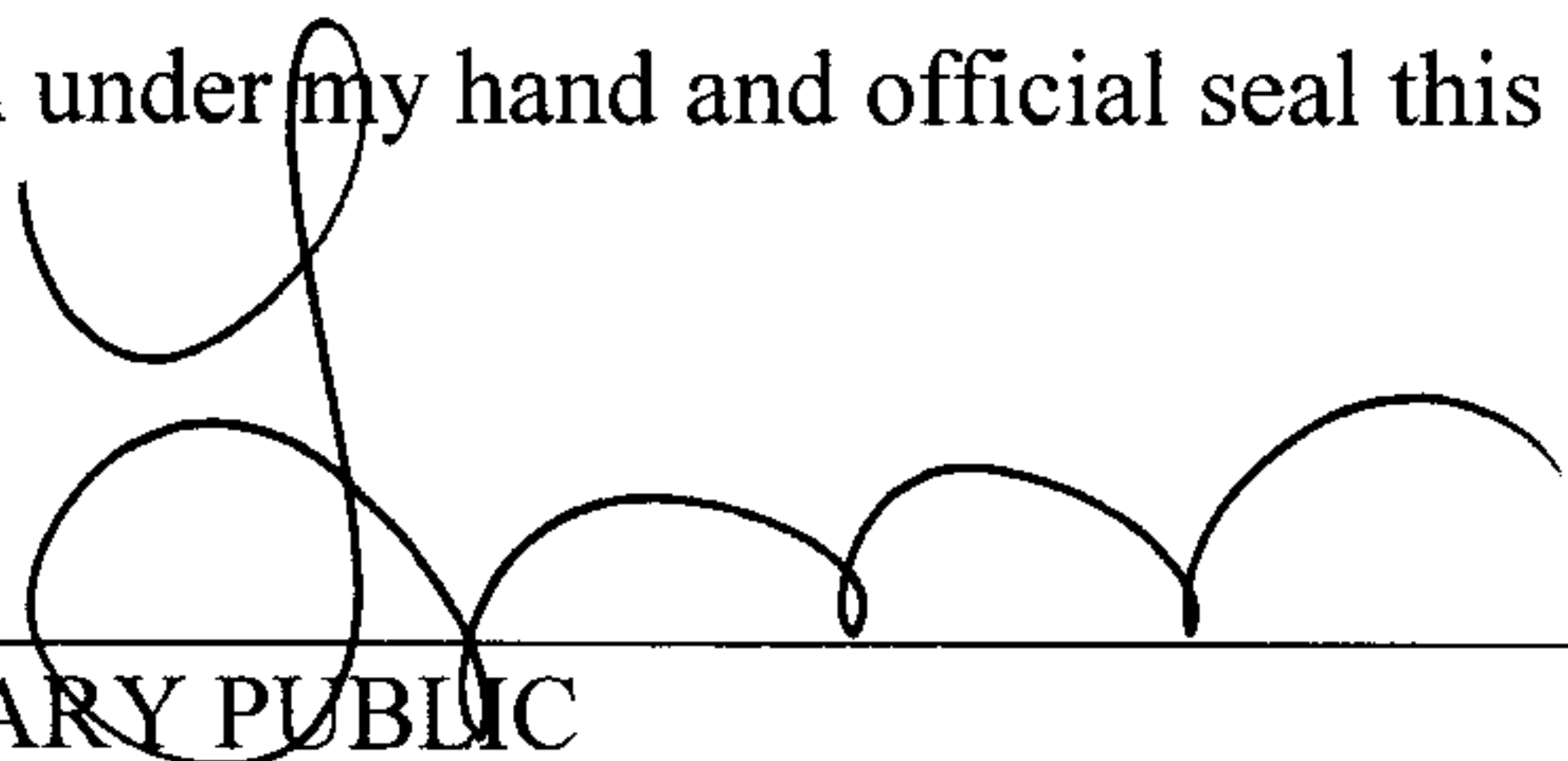
X   
JONATHAN DAVID BEAN

X   
KARLA BEAN

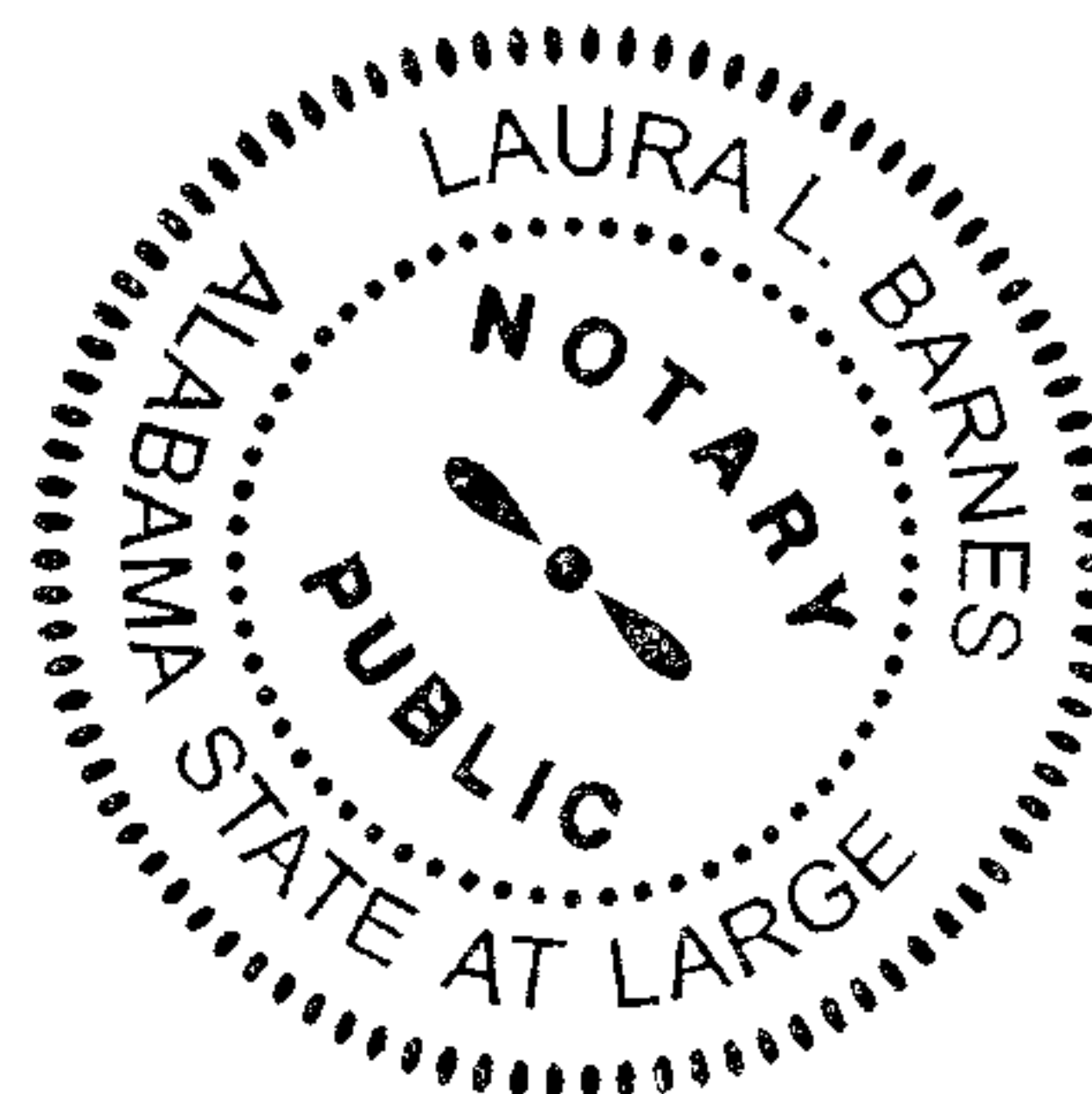
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JONATHAN DAVID BEAN and KARLA BEAN, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2017.

  
NOTARY PUBLIC

My Commission Expires: 2/4/20



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:	JONATHAN DAVID BEAN and KARLA BEAN	Grantee's Name:	JONATHAN L TUBBS
Mailing Address:	2648 BUCKBOARD ROAD BIRMINGHAM, AL 35244	Mailing Address:	2648 BUCKBOARD ROAD BIRMINGHAM, AL 35244
Property Address:	2648 BUCKBOARD ROAD BIRMINGHAM, AL 35244	Date of Sale:	January 31st, 2017
		Total Purchase Price:	(\$265,000.00)
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Appraisal	<input type="checkbox"/> Other Tax Assessment
<input type="checkbox"/> Sales Contract	
<input checked="" type="checkbox"/> 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: 1/31/17  
\_\_\_\_ Unattested

Sign

Print: Laura L. Barnes, Closing Attorney

Grantor/Grantee/Owner/Agent) (circle one)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/01/2017 08:35:43 AM  
\$47.50 CHERRY  
20170201000038630