

This instrument was prepared by
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126
FOR NREIS

Send Tax Notice To:
Bethany M. Marks and Christopher McDaniel
125 Twin Oaks Circle
Chelsea, Alabama 35043

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20170301000070870 1/2 \$24.50
Shelby Cnty Judge of Probate, AL
03/01/2017 12:52:04 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED ONE THOUSAND FIVE HUNDRED AND 00/100 (\$201,500.00) Dollars** to the undersigned grantor, or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **KENNETH L. SANDERS, JR. AND CATHERINE C. SANDERS, HUSBAND AND WIFE** (herein referred to as grantors) do, grant, bargain, sell and convey unto

BETHANY M. MARKS AND CHRISTOPHER DANIEL

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 18, ACCORDING TO THE SURVEY OF TWIN OAKS, AS RECORDED IN MAP BOOK 22, PAGE 108, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES.

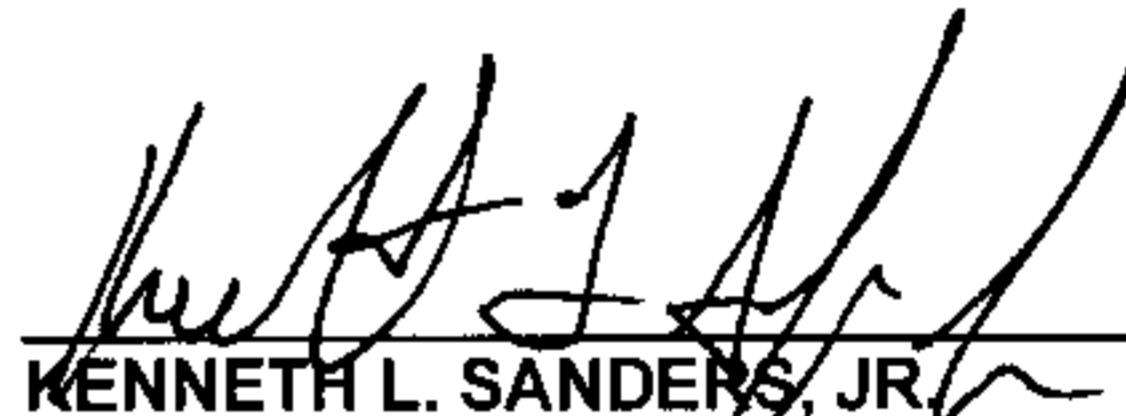
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

\$ 195,455 .00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17 day of Feb.
2017.

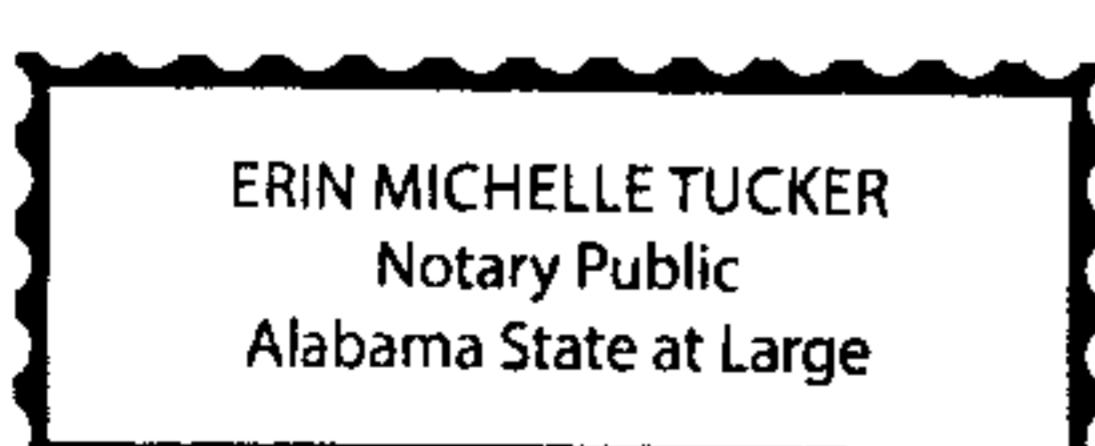

(SEAL)
KENNETH L. SANDERS, JR.


(SEAL)
CATHERINE C. SANDERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **KENNETH L. SANDERS, JR., AND CATHERINE C. SANDERS, HUSBAND AND WIFE**, 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 this the 17 day of Feb., 2017.


ERIN MICHELLE TUCKER
Notary Public
Alabama State at Large


NOTARY PUBLIC
MY COMMISSION EXPIRES: FEB. 7, 2021

Shelby County, AL 03/01/2017
State of Alabama
Deed Tax: \$6.50

Real Estate Sales Validation Form

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

Grantor's Name Kenneth L. Sanders Jr
Catherine C Sanders
Mailing Address 125 Twin Oaks Circle
Chelsea, 35043 35043

Property Address 125 Twin Oaks Circle
Chelsea, AL 35043

Grantee's Name Bethany M. Marks
Christopher McDaniel
Mailing Address 125 Twin Oaks Circle
Chelsea, AL 35043

Date of Sale February 17, 2017
Total Purchase Price \$201,500.00
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 - 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 February 17, 2017

Print Amy L Burge

Unattested

(verified by)

Sign

Amy Burge

(Grantor/Grantee/Owner/Agent) circle one



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