20170404000114310 04/04/2017 03:11:26 PM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to: Patrick Grady Gilbreath & Haley D. Adams 1645 Creekside Drive Hoover, AL 35244

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$290,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, VITO JOSHUA CARRUBA and SHELLEY SNELL nka SHELLEY S. CARRUBA, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, PATRICK GRADY GILBREATH and HALEY D. ADAMS (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 215, according to the Final Record Plat Creekside Phase 2 – Part A, as recorded in Map Book 38, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$232,000.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

Shelley Snell and Shelley S. Carruba are one and the same person.

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 Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs 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, which are not yet due and payable; and that Grantors will, and their 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.

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• · · · · · · · · · · · · · · · · · · ·	ors have hereunto set their hand and seal this the 3rd day of
April, 2017.	
VITO JOSHUA CARRUBA	
Melley f Carmedze SHELLEY S. GARRUBA	
STATE OF ALABAMA	
COUNTY OF JEFFERSON)
JOSHUA CARRUBA and SHELLEY foregoing conveyance and who are kno	and for said County and State, hereby certify that VITO Y S. CARRUBA, whose names are signed to the wn to me, acknowledged before me on this day that, being ent, they executed the same voluntarily on the day the
IN WITNESS WHEREOF, I have here	unto set my hand and seal this the 3rd day of April, 2017.
NOTARY PUBLIS	
My commission expires:	
MALCOLM S. NOLEOD No Commission Expires August 15, 2018	
·•¬	

Real Estate Sales Validation Form

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

JOSHUA CARRUBA and SHELLEY

S. CARRUBA

Graptoc's Name HALEY D. ADAMS

Grantor's Name	S. CARRUBA	Grantee's Name HALEY D. ADAMS
Mailing Address	1645 CREEKSIDE DR	Mailing Address1645 CREEKSIDE DR
	HOOVER, AL 35244	HOOVER, AL 35244
Property Address	1645 CREEKSIDE DR	Date of SaleApril 3, 2017
- •	HOOVER, AL 35244	
		Total Purchase Price \$290,000.00
		Or
		Actual Value \$

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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
X		

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 <u>Code of Alabama 1975</u> § 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	April 3, 2017		Print Malcolm S. McLeod
	_Unattested		Sign Malcolou S. McJool All (Grantor/Grantee/Owner/Agent) circle one
		(verified by)	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/04/2017 03:11:26 PM
S79.00 CHERRY

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Jungo

Form RT-1 Alabama 08/2012 LSS