

SEND TAX NOTICE TO:

Mr. & Mrs. Paul D. Bradshaw
2300 Lakeside Drive
Birmingham, AL 35244

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED AND SEVENTY-TWO THOUSAND, FIVE HUNDRED AND NO/100.....(\$272,500.00) Dollars**, to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **DONALD BINKLEY, JR. and ASHLEY BINKLEY, Husband and Wife** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **PAUL D. BRADSHAW and EMILY S. BRADSHAW** (hereinafter referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 7, according to the Survey of Indian Valley Lake Estates, First Sector, as recorded in Map Book 5, Page 130, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2017, and subsequent years, not yet due and payable.
2. All easements, encroachments, building set back lines, rights-of-ways, as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
3. Any applicable zoning ordinances.
4. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 5, Page 130.
5. Easement/right-of-way to Alabama Power Company as recorded in Volume 282, Page 307.
6. Restrictive Covenant as recorded in Misc. Volume 22, Page 589; Misc. Volume 7, Page 70 and Misc. Volume 2, Page 298.
7. Agreement and covenants in Misc. Volume 7, Page 771 and Misc. Volume 7, Page 818.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 127, Page 140.

\$192,500.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Shelby County, AL 04/28/2017
State of Alabama
Deed Tax: \$80.00


20170428000146000 1/3 \$101.00
Shelby Cnty Judge of Probate, AL
04/28/2017 10:28:09 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of April, 2017.

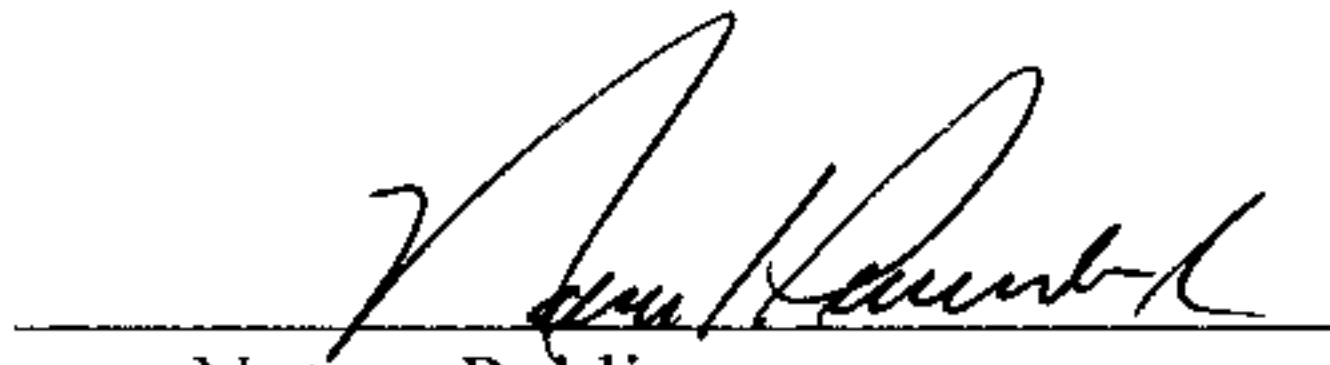
 (Seal)
DONALD BINKLEY, JR.

 (Seal)
ASHLEY BINKLEY

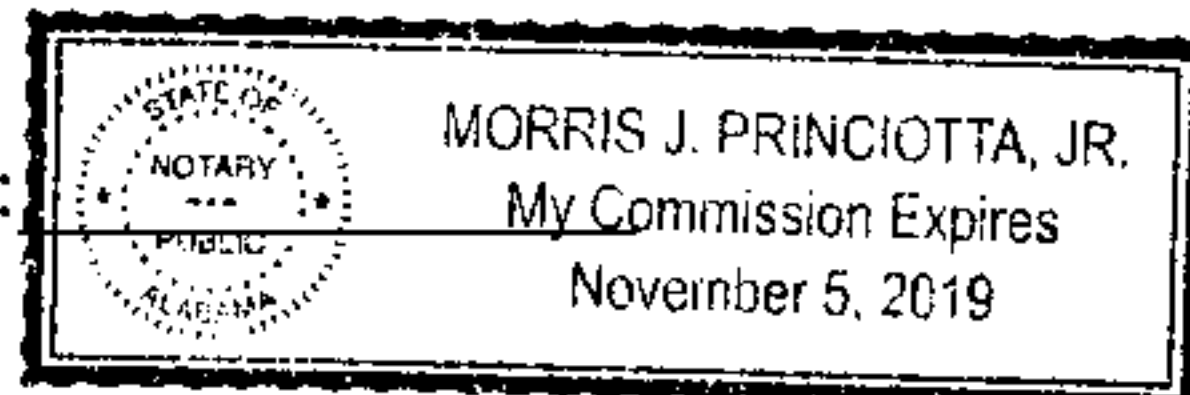
STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DONALD BINKLEY, JR. and ASHLEY BINKLEY, 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 25th day of April, 2017.


Notary Public

My Commission Expires:




20170428000146000 2/3 \$101.00
Shelby Cnty Judge of Probate, AL
04/28/2017 10:28:09 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Donald Binkley, Jr. &
 Mailing Address Ashley Binkley
2300 Lakeside Dr.
Birmingham, AL 35244

Grantee's Name Paul D. Bradshaw &
 Mailing Address Emily S. Bradshaw
2300 Lakeside Drive
Birmingham, AL 35244

Property Address 2300 Lakeside Drive
Birmingham, AL 35244

Date of Sale 4/25/2017
 Total Purchase Price \$ 272,500.00
 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 4/25/2017

Print Donald Binkley, Jr.

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

