#### INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

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This instrument was prepared by Sandy F. Johnson Attorney at Law 3156 Pelham Parkway, Suite 4 Pelham, Alabama 35124

Send Tax	Notice to:	Deanna Lera	as and
Name)	Chris	Irvin	
Address)	109 M	e Circle	
	AMINISKI	HIAN	

## Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

### WILLIAM STOTT, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

#### DEANNA LERAS and CHRIS IRVIN

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 38, according to the Final Plat of Saddle Lake Farms, Second Addition, Phases 3, 4, 5, 6 and 7, as recorded in Map Book 29, Page 34, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to 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 for such survivor forever.

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

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IN WITNESS WHEREOF, we hav		s) and seal(s), this	day of April, 2017.
		And add to the State of the sta	
		William Stott	
STATE OF LANGE )			
COUNTY OF ()(ILL_)			
I, the undersigned authority, a N	•		
William Stott, whose name is signed to			
before me on this day, that being inform	ned of the contents of t	ne document, ne executed	the same voluntarily on
the day the same bears date.  Given under my hand and officia	al coal thic Landay	of 1021 2017	
Civen under my name and orner	ar scar tills ; — day		· · · · · · · · · · · · · · · · · · ·
	Se de la companya del companya de la companya del companya de la c		And the same of th
OFFICIAL SE	AI.	Notary Public	
MELISSA S. MOF	PHEY	My commission expir	res(
Notary Public, State C	of Illinois		THE STATE OF THE PARTY OF THE P
2 M. Commission Fyniras	s 12/11/19 (		

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# Real Estate Sales Validation Form

Grantor's Name	Document must be med in accor William Stott		Deanna Leras and Chris Irvin
Mailing Address	221 Thoroughbred Lane	Mailing Address	
	Alabaster, AL 35007		Alabaster, AL 35007
		-	
Property Address	109 Shire Circle	Date of Sale	4/15/2017
	Alabaster, AL 35007	Total Purchase Price	\$
		or	<b>*</b>
2017050200015227	0 05/03/2017 10:10:33 AM	Actual Value  DEEDS 3/3 or	\$
201/03030001322/	U US/US/ZUT/TU:TU:SS ANT	Assessor's Market Value	\$ 325,000.00
evidence: (check o	rice or actual value claimed on to the correct (Recordation of docume of the correct of the corr	entary evidence is not require Appraisal	ed)
	locument presented for recorthis form is not required.	rdation contains all of the req	uired information referenced
		nstructions	
	d mailing address - provide the current mailing address.	ne name of the person or per	sons conveying interest
Grantee's name and to property is being	d mailing address - provide the conveyed.	he name of the person or pe	rsons to whom interest
Property address -	the physical address of the p	roperty being conveyed, if av	/ailable.
Date of Sale - the d	ate on which interest to the p	property was conveyed.	
	e - the total amount paid for the instrument offered for red		both real and personal,
conveyed by the ins	property is not being sold, the strument offered for record. To the assessor's current mar	his may be evidenced by an	both real and personal, being appraisal conducted by a
excluding current us responsibility of valu	ed and the value must be defined and the value must be defined as a valuation, of the property a value property for property tax [Alabama 1975] § 40-22-1 (h	as determined by the local of purposes will be used and the	ficial charged with the
accurate. I further u of the penalty indica	of my knowledge and belief the stand that any false state and in Code of Alabama 197	ements claimed on this form 5 § 40-22-1 (h).	
Date 410		Print MM + MM	
Unattested		Sign WWW.	
	(verified by)	(Grantor/Grantee	Owner/Agent) arcle one

Print Form

Form RT-1