

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

SEND TAX NOTICE TO:
Leon T. Beaver III and
Brooke Beaver
1518 Sequoia Trail
Alabaster, AL 35007

20170505000156900
05/05/2017 12:58:30 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One-hundred sixty thousand (\$160,000.00) dollars paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Tommie Hall Ashley, an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Leon T. Beaver III and Brooke Beaver (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 46, according to the Map and Survey of Navajo Hills, 7th Sector, recorded in Map Book 7, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One-hundred sixty thousand (\$160,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Tommie Hall Ashley is the surviving grantee of that certain Warranty Deed recorded in Instrument #1997/05339. The other grantee, Larry Frank Ashley, is deceased, having died on or about August 10, 2014.

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

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 04, 2017.

Tommie Hall Ashley
Tommie Hall Ashley

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Tommie Hall Ashley, whose name is/are signed to the foregoing instrument, and who is/are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 4th day of May, 2017.



Cassy L. Dailey
My Commission Expires: 6/4/18 Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Tommie Hall Ashley
Mailing Address 1518 Sequoia Trail
Alabaster, AL 35007

Grantee's Name Leon T. Beaver III and Brooke Beaver
Mailing Address 729 Stonecrest Drive
Birmingham
Alabama 35242

Property Address 1518 Sequoia Trail
Alabaster
Alabama 35007-9231

Date of Sale May 4, 2017
Total Purchase Price \$160,000.00
or
Actual Value \$
Assessor's Market Value \$

20170505000156900 05/05/2017 12:58:30 PM DEEDS 2/2 or

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 5/4/2017

☐ Unattested (verified by)

Print Sandy F. Johnson
Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/05/2017 12:58:30 PM
\$19.00 CHERRY
20170505000156900

[Signature]