

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Ryan Scott Richardson
Shawna Richardson
1805 Arrow Drive
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

20170508000158750

05/08/2017 12:51:01 PM

DEEDS 1/3

That in consideration of the sum of **One Hundred Forty One Thousand Three Hundred Twenty Seven Dollars and Sixty Seven Cents (\$141,327.67)**, the amount of which can be verified in the **Sales Contract between the parties hereto**, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Norma Jean McKay and Patrick McKay, wife and husband, whose mailing address is 2 Bay Drive NE, Fort Walton, FL 32548** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Ryan Scott Richardson and Shawna Richardson, whose mailing address is 1805 Arrow Drive, Alabaster, AL 35007** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1805 Arrow Drive, Alabaster, AL 35007**; to wit;

Lot 35 according to the Survey of Navajo Pines as recorded in Map Book 5, Page 108, Shelby County, Alabama Records.

\$138,767.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 5, Page 108.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 5, Page 108.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 218, page 353.

Right of Way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company by instrument(s) recorded in Deed book 280, page 283.

Right of Way in favor of South Central Bell Telephone Company by instrument(s) recorded in Deed Book 279, page 244.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 5, Page 33 in the Probate Office of Shelby County, Alabama.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of April, 2017.

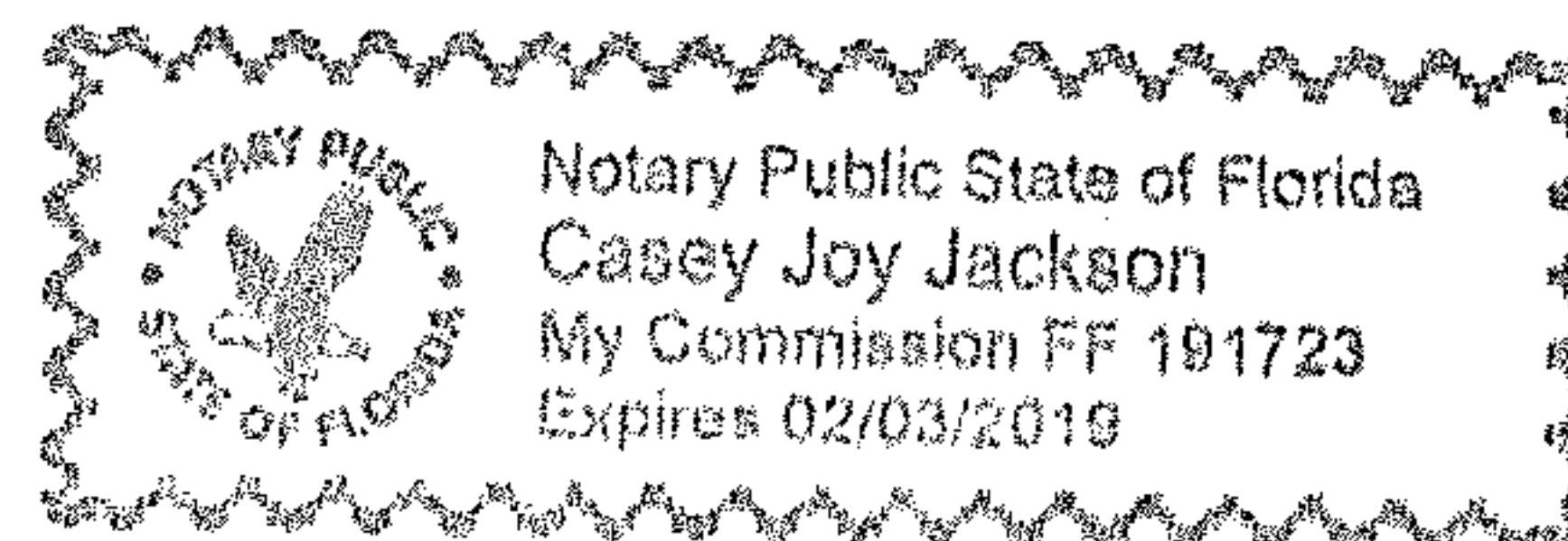
Norma Jean McKay Patrick McKay
Norma Jean McKay Patrick McKay

State of ~~Alabama~~ FL } General Acknowledgment
Okaloosa
~~Jefferson~~ County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Norma Jean McKay and Patrick McKay, wife and husband 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 28th day of April, 2017.

Casey Joy Jackson
Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: _____



20170508000158750 05/08/2017 12:51:01 PM DEEDS 2/3

Real Estate Sales Validation Form

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

Grantor's Name	Norma Jean McKay Patrick McKay	Grantee's Name	Ryan Scott Richardson Shawna Richardson
Mailing Address	2 Bay Drive NE Fort Walton, FL 32548	Mailing Address	1805 Arrow Drive Alabaster, AL 35007
Property Address	1805 Arrow Drive Alabaster, AL 35007	Date of Sale	April 28, 2017
		Total Purchase Price	\$141,327.67
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 of 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 April 27, 2017

Unattested

(verified by)

Print Norma Jean McKay

Sign Norma Jean McKay
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/08/2017 12:51:01 PM
\$24.00 CHERRY
20170508000158750

Form RT-1

James W. Fuhrmeister