


FMV: \$133,850.00

STATE OF ALABAMA
SHELBY COUNTY

)
)


20170523000180370 1/3 \$51.00
Shelby Cnty Judge of Probate, AL
05/23/2017 02:23:29 PM FILED/CERT

Filed Simultaneously with
Mortgage of Even Date

WARRANTY DEED WITH SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND NO/100THS dollars (\$10.00) and other good and valuable considerations to the undersigned **Clayton 47 Investments, LLC, An Alabama Limited Liability Company**, (hereinafter referred to as "Grantor"), in hand paid by **Christopher S. Hood and Stacey Hood, husband and wife**, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor by these presents, grants, bargains, sells and conveys unto Grantees, tenants with the express right of survivorship in the survivor upon the death of the other, the following described real estate, situated in SHELBY County, Alabama, to-wit:

"Lot 11, according to the Revised Final Plat of White Oak Manor Subdivision, as recorded in Map Book 47, Page 47, in the Probate Office of Shelby County, Alabama."

"Subject to all right of way, easements and restrictions, which exist as a matter of record or exist de facto."

TO HAVE AND TO HOLD unto the said Grantees, their heirs, assigns, executors, and administrators, forever as tenants with the express right of survivorship in the survivor upon the death of the other. This conveyance is made under express authority of the **Code of Alabama, 1976, Title 35, Chapter 4, Section 7**, as amended.

And the said Grantor covenants with the said Grantees, their heirs, executors, administrators and assigns, that said Grantor is lawfully seized in fee simple of the aforesaid premises; that it is free from all encumbrances; that the Grantor has a good right to sell and convey the same as aforesaid; and that Grantor, it's successors and assigns, each shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

Shelby County, AL 05/23/2017
State of Alabama
Deed Tax: \$30.00

IN WITNESS WHEREOF, Del Clayton, as managing member of Clayton 47 Investments, LLC has hereunto set its hand and seal, on this, the 10th day of May 2017.

Clayton 47 Investments, LLC
An Alabama Limited Liability Company

Del Clayton, as managing member



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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said State, do hereby certify that Del Clayton, as managing member of Clayton 47 Investments, LLC, whose name is signed to the foregoing document, and who is authorized to sign this conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of May 2017.

(Notary seal)

Lawrence
Notary Public, State at Large
My commission expires:
10-11-20

This instrument prepared by :

Benjamin H. Parr
Rice & Parr
830 Avenue A
Opelika, AL 36801
334-749-6999

Grantees' Address:

Christopher + Stacy Hood
130 Shelby Forest Rd
Chelsea, AL 35043

Real Estate Sales Validation Form

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

Grantor's Name Clayton 47 Investments LLC Grantee's Name Christopher S + Stacey Hood
Mailing Address PO Box 602 Mailing Address 130 Shelby Forest Rd
Valencia, AL 35080 Chelsea, AL 35043

Property Address 11 White Oak Trail Date of Sale 5-5-17
Columbiana, AL 35051 Total Purchase Price \$ 133,850
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



20170523000180370 3/3 \$51.00
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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
☒ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other _____

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 5-15-17

Print Christopher Hood

Unattested _____

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

[Signature]