

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:

B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

20170531000190130
05/31/2017 01:42:58 PM
DEEDS 1/3

Send tax notice to:

William Hudson and
Missy Hudson
2109 Lake Heather Way
Birmingham, AL 35242

Know All Men by These Presents: That in consideration of **One Fifty Thousand and no/100 Dollars (\$150,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **SUNNY R. CLOWDUS, an unmarried woman** (herein referred to as Grantor), grant, bargain, sell and convey unto **WILLIAM HUDSON and MISSY HUDSON** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to 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 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.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal this 11th day of May, 2017.


SUNNY R. CLOWDUS

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **SUNNY R. CLOWDUS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2017.


Notary Public

My Commission Expires: 01/30/2021

EXHIBIT "A"

Lot 5, according to the Survey of Stone Briar, as recorded in Map Book 38, Page 108, in the Probate Office of Shelby County, Alabama.

Subject to the following right of way:

A part of Lot 4 according to the Survey of Stone Briar as recorded in Map Book 38, Page 108, in the Shelby County Probate Office being located in the Southwest ¼ of Section 33, Township 18 South, Range 1 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Easternmost corner of Lot 4 according to said Survey of Stone Briar, said corner also being the common corner of Lot 5 according to said survey of Stone Briar and run in a Northwesterly direction along the common line of said Lots 4 and 5 for a distance of 105.60 feet to the point of beginning of a non-exclusive utility easement being 30 feet in width and lying 15 feet on both sides of the following described centerline; thence turn a deflection angle left of 73°38'12" (angle measured to tangent) to a curve to the right having a radius 225.00 feet and a central angle of 20°38'01" and run in a Southwesterly direction for a distance of 81.03 feet along said arc to a point; thence turn a deflection angle right of 31°51'21" and run in a Northwesterly direction for a distance of 87.92 feet to the point of ending of the easement herein described, said point of ending being located on the Southeast right-of-way of Stone Briar Lane.

This parcel is the same parcel that is identified as a 30 foot wide private ingress/egress easement on Lot 4 according to the survey of Stone Briar as recorded in Map Book 38, Page 108 in the Shelby County Probate Office.

PARCEL NUMBER: 03-8-33-0-001-001.062

Real Estate Sales Validation Form

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

Grantor's Name	Sunny R. Clowdus	Grantee's Name	William Hudson
Mailing Address		Mailing Address	Missy Hudson
			2109 Lake Heather Way
			Birmingham, AL 35242
Property Address	1020 Stonebriar Ln	Date of Sale	05/11/2017
	Hoover, AL 35242	Total Purchase Price \$	150,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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.

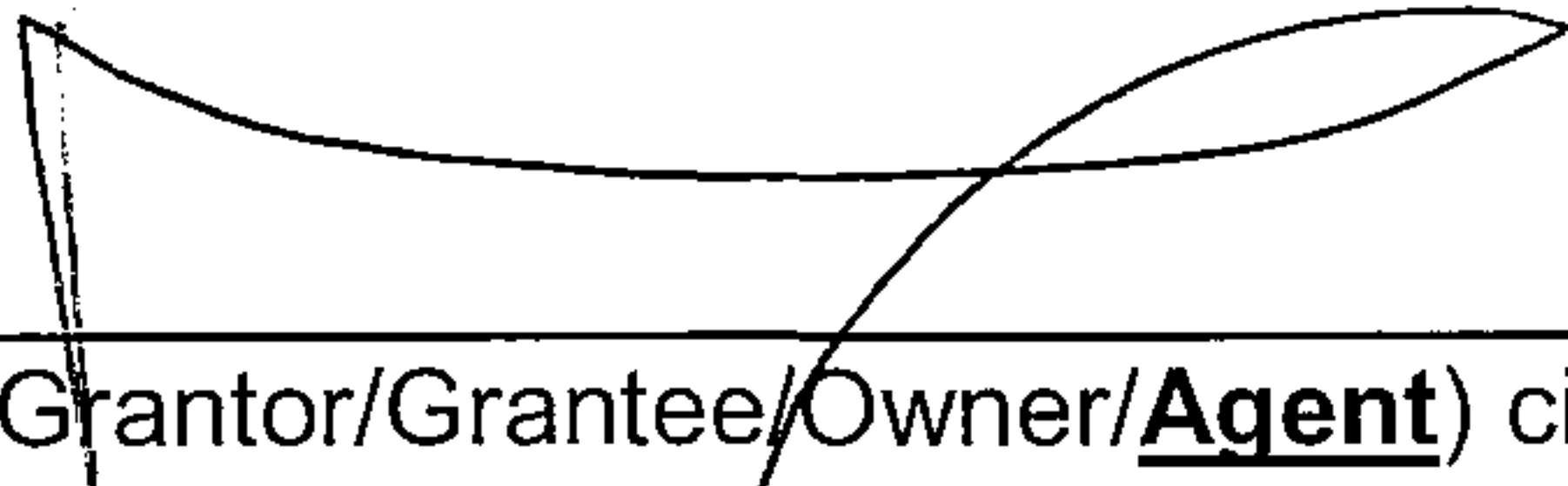
Date of Sale - the date on which interest to the property was conveyed.

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.

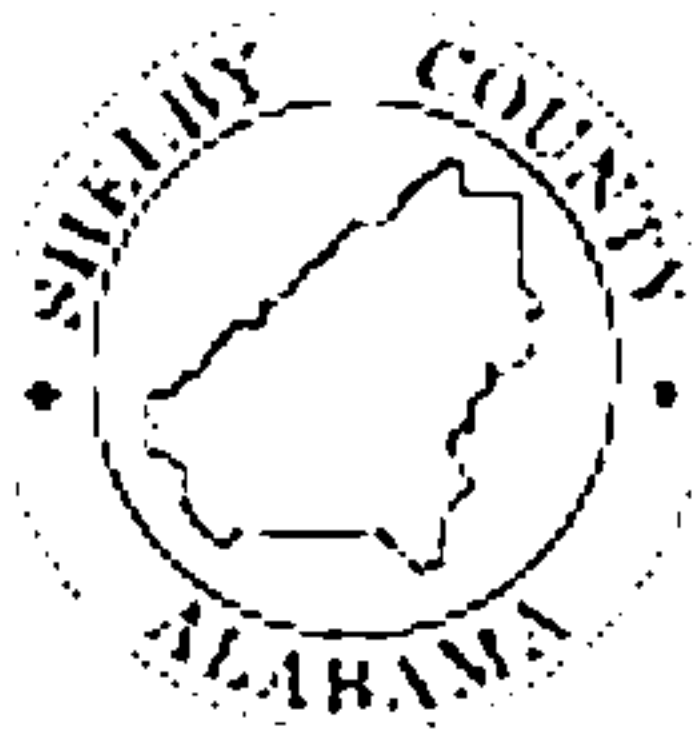
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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		Print	B. CHRISTOPHER BATTLES
Unattested		Sign	
	(verified by)		(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
05/31/2017 01:42:58 PM
\$171.00 DEBBIE
20170531000190130

