20170601000190790 06/01/2017 07:58:54 AM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Wesley Carter and Kinslea Carter
4910 Cox Cove
Helena, AL 35080

STATE OF ALABAMA)
) JOINT SURVIVORSHIP WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$169,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **DAVID BLAINE HURT and STACEY L. HURT, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **WESLEY CARTER and KINSLEA CARTER** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 41, Block 1, according to the Survey of Plantation South Third Sector Phase II, as recorded in Map Book 13, Page 89, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$161,405.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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 of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 30th day of May, 2017.

DAVID BLAINE HURT

STACEY L. HURT

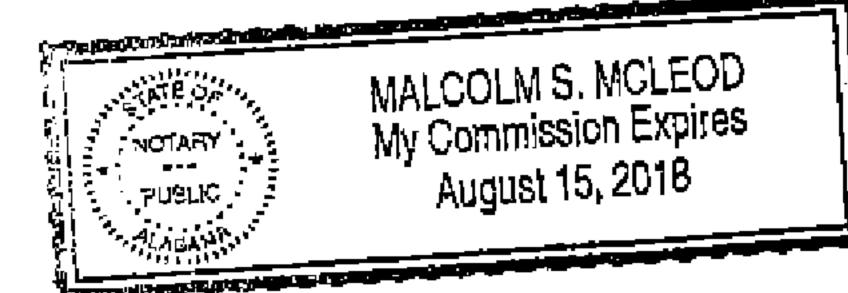
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DAVID BLAINE HURT and STACEY L. HURT,** 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WINESS WHEREOF, I have hereunto set my hand and seal this the 30th day of May, 2017.

NOTARY PUBLIC
My commission expires:



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Real Estate Sales Validation Form

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

Grantor's Name	DAVID BLAINE HURT and STACEY L. HURT	Grantee's Na	WESLEY CARTER and KENSLEA meCARTER			
Mailing Address	2050 KERRY CIRCLE CALERA, AL 35040	Mailing Address4910 COX COVE HELENA, AL 35080				
Property Address	4910 COX CV HELENA, AL 35080	Date of SaleMay 30, 2017				
		Total Purchase Pr	ice \$169,900.00			
		or				
		Actual Value	\$			
		O.F	-			
		Assessor's Market Va	lue <u>\$</u>			
	e or actual value claimed on this form ca of documentary evidence is not required		ring documentary evidence: (check			
Bill of Sale		Appraisal				
Sales Contrac	ct	Other				
X Closing State						
If the conveyance of this form is not a	document presented for recordation con required.	tains all of the required in	aformation referenced above, the filing			
Instructions						
Grantor's name an	d mailing address - provide the name of	the person or persons co	onveying 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).

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	May 30, 2017	Print Ma	alcolm S. McLeod	
	Unattested	SignSign	-	
		(verified by) Filed and Recorded Official Public Records	(Grantor/Grantee/Owner/	Agent) ørcle one
		Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL		
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