

This Document prepared by:
Holliman Law Firm
2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:
Kyle Bynum and Casie Bynum
c/o Vickie Mann
130 April Lane
Sterrett, AL 35147

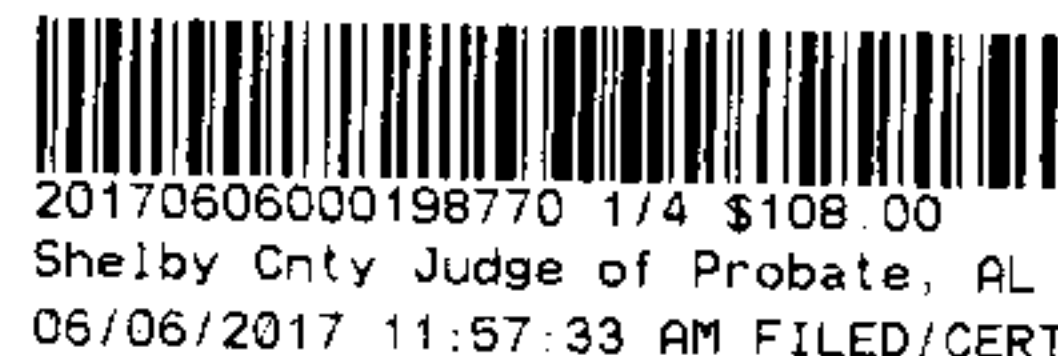
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Eighty-four Thousand and No/100 Dollars (\$84,000.00) to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I,

James A. Holliman, a married man,
and John Allen Holliman, a married man



herein referred to as grantor) do grant, bargain and sell and convey unto

Kyle Bynum and Casie Bynum

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama to wit:

Lots 1, 2, 3 and 4, according to the Survey of Holliman Acres, as recorded in Map Book 44, Page 57, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current year's taxes. (2) Easement(s), building line(s) and restriction(s) as shown on recorded map. (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein. (4) Right-of-way granted to Alabama Power Company recorded in Inst. No. 2002, Page 39865. (5) Right-of-way granted to Shelby County recorded in Volume 255, Page 156.

NOTE: The property being conveyed does not constitute the homestead of the grantors or their spouses.

NOTE: This deed was prepared with information furnished by the grantor herein and relied upon by the law firm of Holliman Law Firm.

TO HAVE AND TO HOLD, unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns and forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 (we) do for myself(ourselves) and for my (ours) 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 (ours) 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.

Given under my hand and seal on this the 23rd day of May, 2017.


JAMES A. HOLLIMAN

JOHN ALLEN HOLLIMAN

STATE OF ALABAMA)

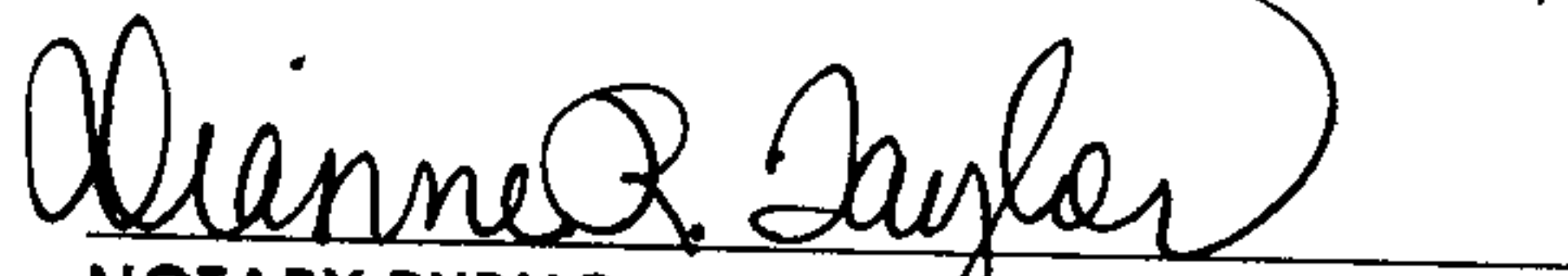
SHELBY COUNTY)



20170606000198770 2/4 \$108.00
Shelby Cnty Judge of Probate, AL
06/06/2017 11:57:33 AM FILED/CERT

I, a Notary Public in and for said County, in said State, hereby certify that JAMES A. HOLLIMAN, a married man, 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 the conveyance, he, executed the same voluntarily.

Given under my hand and official seal this the 23rd day of May, 2017.


NOTARY PUBLIC

STATE OF ALABAMA)

SHELBY COUNTY)

Baldwin

I, a Notary Public in and for said County, in said State, hereby certify that JOHN ALLEN HOLLIMAN, a married man, 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 the conveyance, he, executed the same voluntarily.

2017.

Given under my hand and official seal this the 19 day of May,


NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: AUGUST 19, 2017
BONDED THRU WESTERN SURETY COMPANY



20170606000198770 3/4 \$108.00
Shelby Cnty Judge of Probate, AL
06/06/2017 11:57:33 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James A. Holliman and John Allen Holliman Grantee's Name Kyle Bynum and Osie Bynum
Mailing Address 2491 Pelham Pkwy. Mailing Address c/o Vicki Mann
Pelham, AL 35124 130 April Lane
Sterrett, AL 35147
Property Address Lots 1, 2, 3 and 4, Date of Sale May 23, 2017
acc. to Survey of Total Purchase Price \$ 84,000.00
Holliman Acres, MB 44, or
Pg 57. 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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


20170606000198770 4/4 \$108.00
Shelby Cnty Judge of Probate - AL
06/06/2017 11:57:33 AM FILED/CERT

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 James A. Holliman

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1