

**This Instrument Was Prepared By:**  
Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216

Documentary Evidence: Tax Assessment

**Send Tax Notice To:**  
Shelia Martin Livingston and  
Tim Thompson  
106 Hidden Springs Drive  
Columbiana, Alabama 35051  
(Grantees' Mailing Address)

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Eighty-Four Thousand Five Hundred and No/100ths (\$84,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Tina Bailey Oakes formerly known as Tina Marie Bailey, a married individual**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Shelia Martin Livingston and Tim Thompson**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 3, according to Briarwood Subdivision, First Sector, as shown by map recorded in Map Book 5 page 23, in the Probate Office of Shelby County, Alabama.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

Tina Bailey Oakes is one and the same person as Tina Marie Bailey.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, 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 even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said Grantor has set her hand and seal, this \_\_\_\_\_ day of June, 2017.

 (Seal)  
Tina Bailey Oakes

STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tina Bailey Oakes**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 14 day of June, 2017.

  
Notary Public  
My Commission Expires: 2/17/19

**Grantors' Mailing Address:**

Shelby County, AL 06/16/2017  
State of Alabama  
Deed Tax: \$84.50

  
20170616000213100 1/2 \$102.50  
Shelby Cnty Judge of Probate, AL  
06/16/2017 11:08:02 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 Tina Oakes  
Mailing Address 4610 Hwy 62  
Vincent AL 35178

Grantee's Name Shelia Martin Livingston  
Mailing Address and Tim Thompson  
106 Hidden Springs  
Columbia AL 35051

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 6/14/17  
Total Purchase Price \$ 84,500  
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)

☐ 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 6/16/17

Unattested

Print Tim Thompson

Sign Tim Thompson

(Grantor/Grantee/Owner/Agent) circle one



20170616000213100 2/2 \$102.50  
Shelby Only Judge of Probate, AL  
06/16/2017 11:08:02 AM FILED/CERT

Form RT-1