

**This instrument was prepared by:**

Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**

Bret A. Zabransky  
Paula R. Zabransky  
5321 Spring Creek Road  
Montevallo, AL 35115

**STATUTORY WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF JEFFERSON

That in consideration of Ninety-Four Thousand Six Hundred and 00/100 (\$94,600.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Clifford W. Lynch** and wife, **Barbara C. Lynch**, do hereby grant, bargain, sell and convey unto **Bret A. Zabransky** and **Paula R. Zabransky**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Jefferson County, Alabama, to-wit:

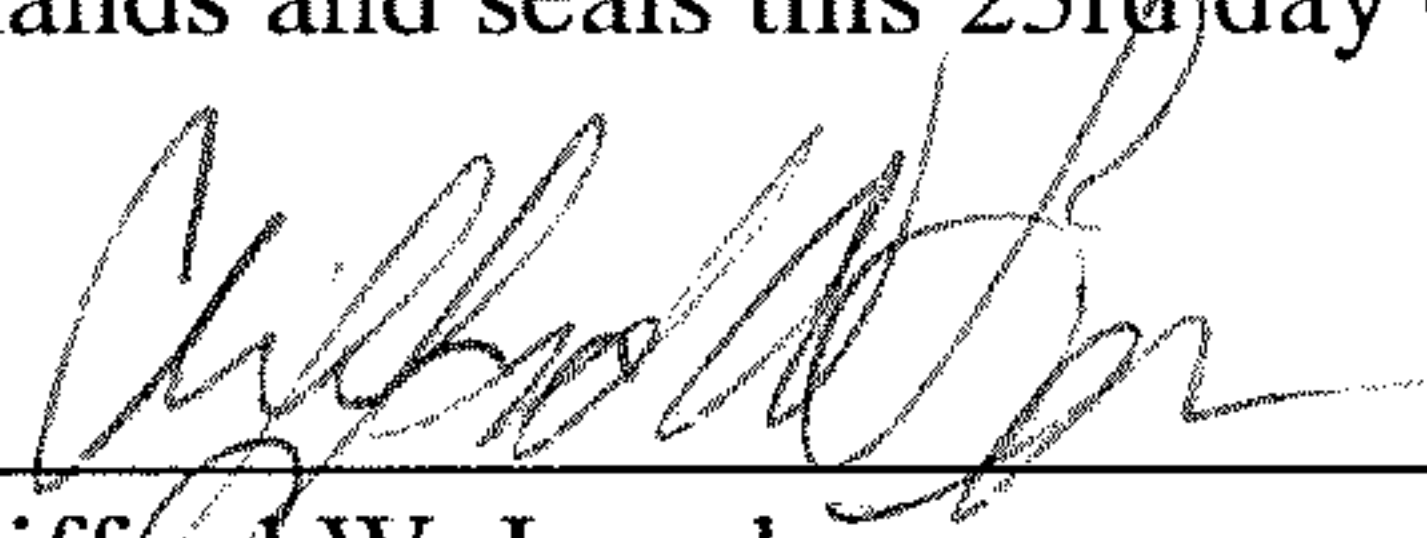
Lots 4, 5 and 16, according to the Survey of Amended Map of Carleton Point, as recorded in Map Book 15, Page 108, in the Probate Office of Shelby County, Alabama.

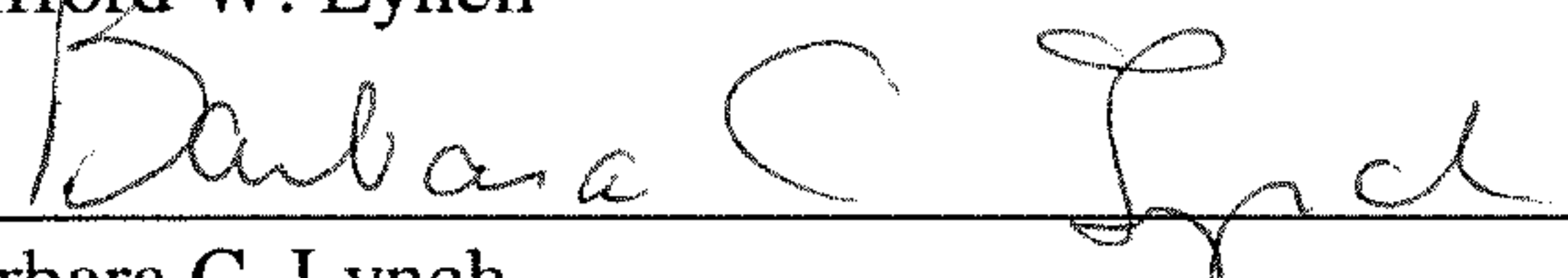
SUBJECT TO: (1) Taxes for the year 2017 and subsequent years; (2) Easements, building lines and restrictions as shown on recorded map; (3) Restrictions appearing of record in Real 270, Page 39; Real 322, Page 839 and Real 382, Page 404; (4) Agreement with Alabama Power Company recorded in Real 285, Page 762; (5) Riparian rights associated with the Lay Lake under applicable State and/or Federal law; (6) Less and except any part of subject property lying within any Lay Lake right-of-way; (7) Right-of-way granted to Alabama Power Company recorded in Real 273, Page 167.

TO HAVE AND TO HOLD unto 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 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 the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of June, 2017.

  
\_\_\_\_\_  
Clifford W. Lynch

  
\_\_\_\_\_  
Barbara C. Lynch


STATE OF ALABAMA )

JEFFERSON COUNTY )

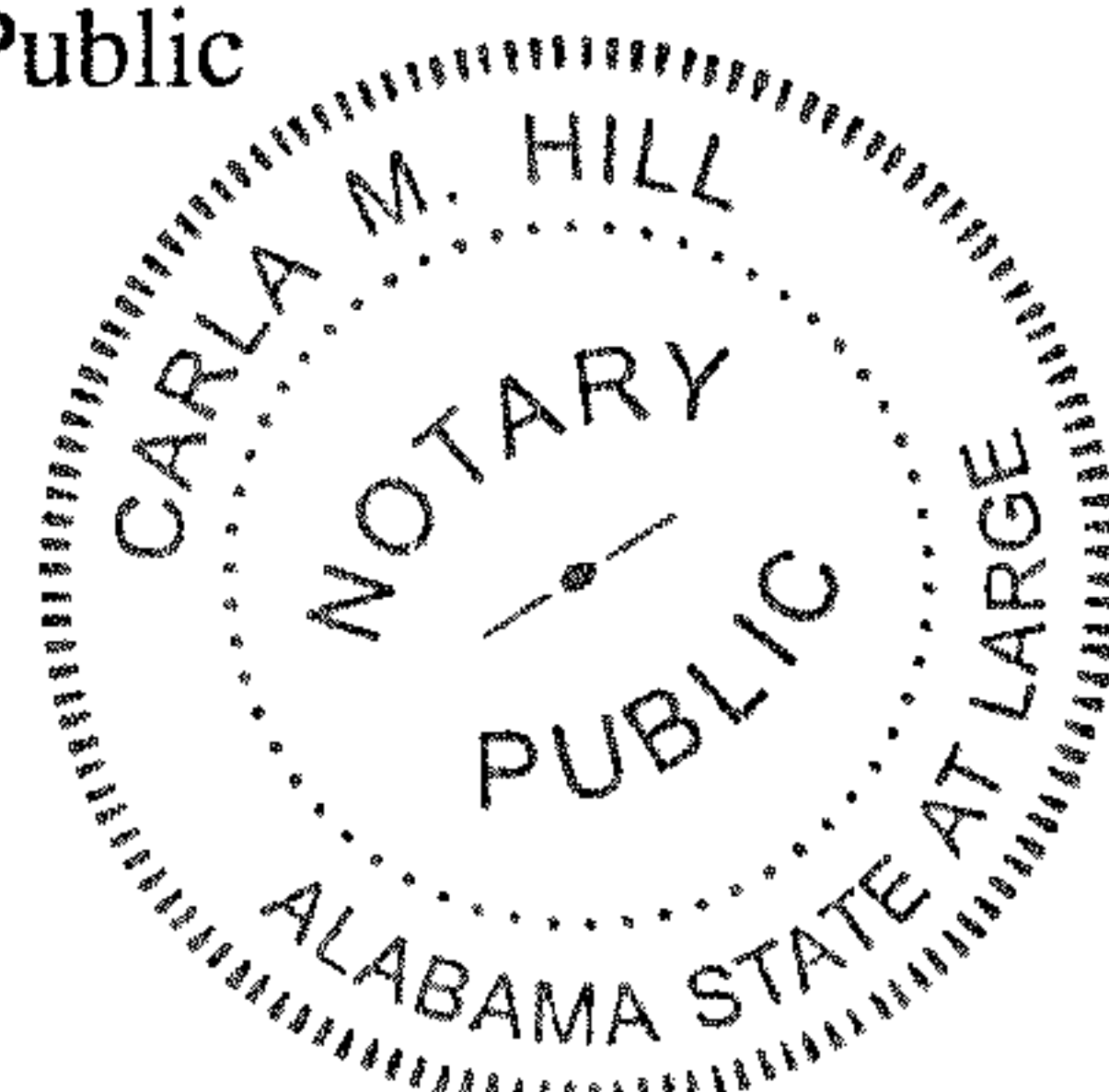
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Clifford W. Lynch** and wife, **Barbara C. Lynch**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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

My Commission Expires:

  
\_\_\_\_\_  
Notary Public

My Commission Expires March 23, 2019



Real Estate Sales Validation Form

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

Grantor's Name Clifford W. Lynch  
Barbara C. Lynch

Mailing Address 3800-C Montevallo Road  
Birmingham, AL 35213

Grantee's Name Bret A. Zabransky  
Paula R. Zabransky

Mailing Address 5321 Spring Creek Road  
Montevallo, AL 35115

Property Address Lots 4, 5 & 16, Carleton Point Estates  
Shelby County, Alabama

Date of Sale June 23, 2017

Total Purchase Price \$94,600.00  
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)

|                                     |                   |                          |           |
|-------------------------------------|-------------------|--------------------------|-----------|
| <input type="checkbox"/>            | Bill of Sale      | <input type="checkbox"/> | Appraisal |
| <input 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).

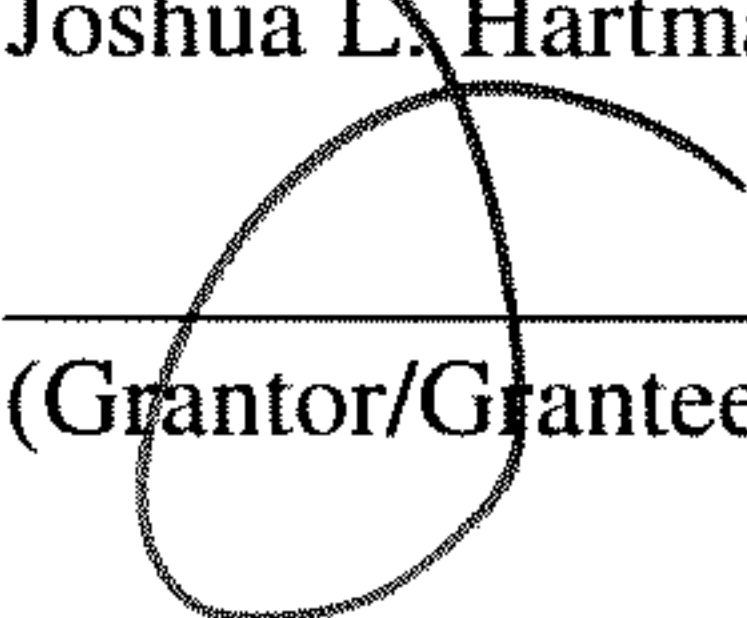
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

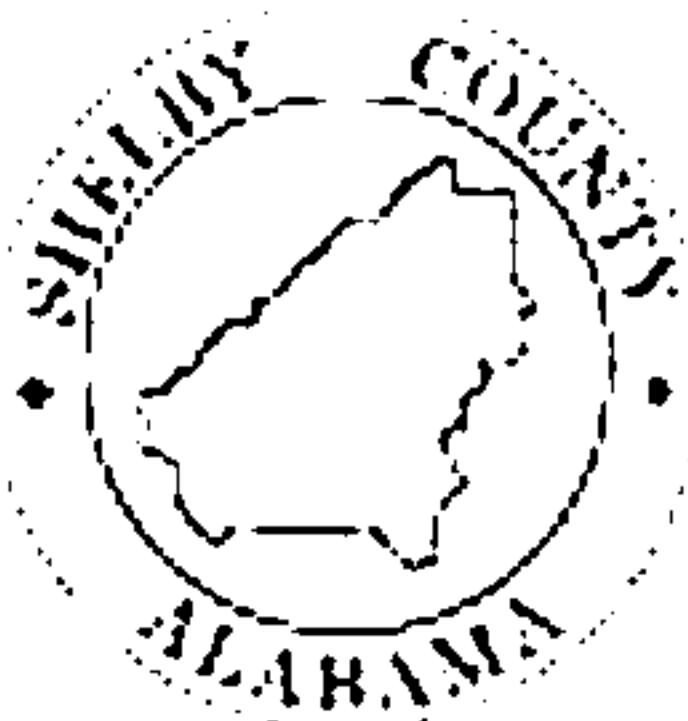
Date June 23, 2017

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:   
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/23/2017 11:13:41 AM  
\$113.00 CHERRY  
20170623000224920

