20170705000236070 07/05/2017 07:42:56 AM

DEEDS 1/3

Send Tax Notice to:

JUL ANN McLEOD, Esq. 1957 Hoover Court. Suite 306

Prepared by:

Keaton W. Niles & Emily A. Longshore

1957 Hoover Court, Suite 306 Birmingham, AL 35226

5225 Logan Drive Birmingham, AL 35242

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIE
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIFTY-THREE THOUSAND AND NO/100 DOLLARS (\$253,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, CHRISTOPHER SCOTT GRANTHAM and TAMRAH McDANIEL GRANTHAM, 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, KEATON W. NILES and EMILY A. LONGSHORE (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 7, in Block 10, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, 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.

\$202,400.00 of the above-recited purchase price is being 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.

20170705000236070 07/05/2017 07:42:56 AM DEEDS 2/3

	IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 30th day	
	of June, 2017. $ \bigcirc \qquad \bigcirc \qquad \bigcirc \qquad \bigcirc $	
/		
/_	Ansley SUDANA	
	CHRISTOPHER SCOTT GRANTHAM	
	-house Master Dawth	
	TAMRAH McDANIEL GRANTHAM	
	STATE OF ALABAMA)	
))	
	COUNTY OF JEFFERSON)	
	I, the undersigned, a Notary Public, in and for said County and State, hereby certify that	
	CHRISTOPHER SCOTT GRANTHAM and TAMRAH McDANIEL GRANTHAM, 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	
1	voluntarily on the day the same bears date.	
	INI MATATERE MATORIO E Il borro becombo not merchand and an alle alle 2046 dec. ef tema 2017	
\	IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of June, 2017.	
NOTARX UBLIC		
My commission expires:		
-		
	The state of the s	
•	MALCOLM S. MCLEOD My Commission Expires My Commission Expires	
	August 15, 2018	

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1075, Section 10-22-1

Grantor's Name	CHRISTOPHER S. GRANTHAM and TAMRAH M. GRANTHAM	KEATON W. NILES and EMILY A. Grantee's NameLONGSHORE
Mailing Address	5225 LOGAN DRIVE BIRMINGHAM, AL 35242	Mailing Address 5225 LOGAN DRIVE BIRMINGHAM, AL 35242
Property Address	5225 LOGAN DRIVE	Date of Sale June 30, 2017
	BIRMINGHAM, AL 35242	Total Purchase Price \$253,000.00
01707050002360	70 07/05/2017 07:42:56 AM DI	or Actual Value SEDS 3/3 or Assessor's Market Value **Tender of the image of the
	e or actual value claimed on this form ca of documentary evidence is not required	an be verified in the following documentary evidence: (check
Bill of Sale Sales Contra		Appraisal Other
X_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.		
	Ins	tructions
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 <u>Code of Alabama 1975</u> § 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 30, 2	017	PrintMalcolm S. McLeod
Unattested		Sign Malcolue S. Wesecol Mul (Grantor/Grantee/Owner/Agent) circle one
	(verified by)	(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 07/05/2017 07:42:56 AM S72.00 CHERRY 20170705000236070

Form RT-1 Alabama 08/2012 LSS