

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Craig C Sykes + Shelley K Sykes
104 Widgeon Dr
Alabaster, AL 35007

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA

}

COUNTY OF Shelby

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Three Hundred Thousand Dollars and NO/100 (\$300,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Rita Laird Hughey and Marvin Hughey, husband and wife**, (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Shelley K. Sykes and Craig C. Sykes** (herein referred to as **Grantee** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby** County, Alabama to wit:

Lot 38, according to a Resurvey of Lots 1-24 and 27-39 of The Grove, as recorded in Map Book 36, Page 97, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 270,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

Rita Laird Hughey was formerly known as Rita Laird.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our 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.

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,
this 30th day of June, 2017.

Rita Laird Hughey
Rita Laird Hughey

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Rita Laird Hughey whose name is signed to the foregoing deed and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2017.



[Signature]
Notary Public
My commission expires:

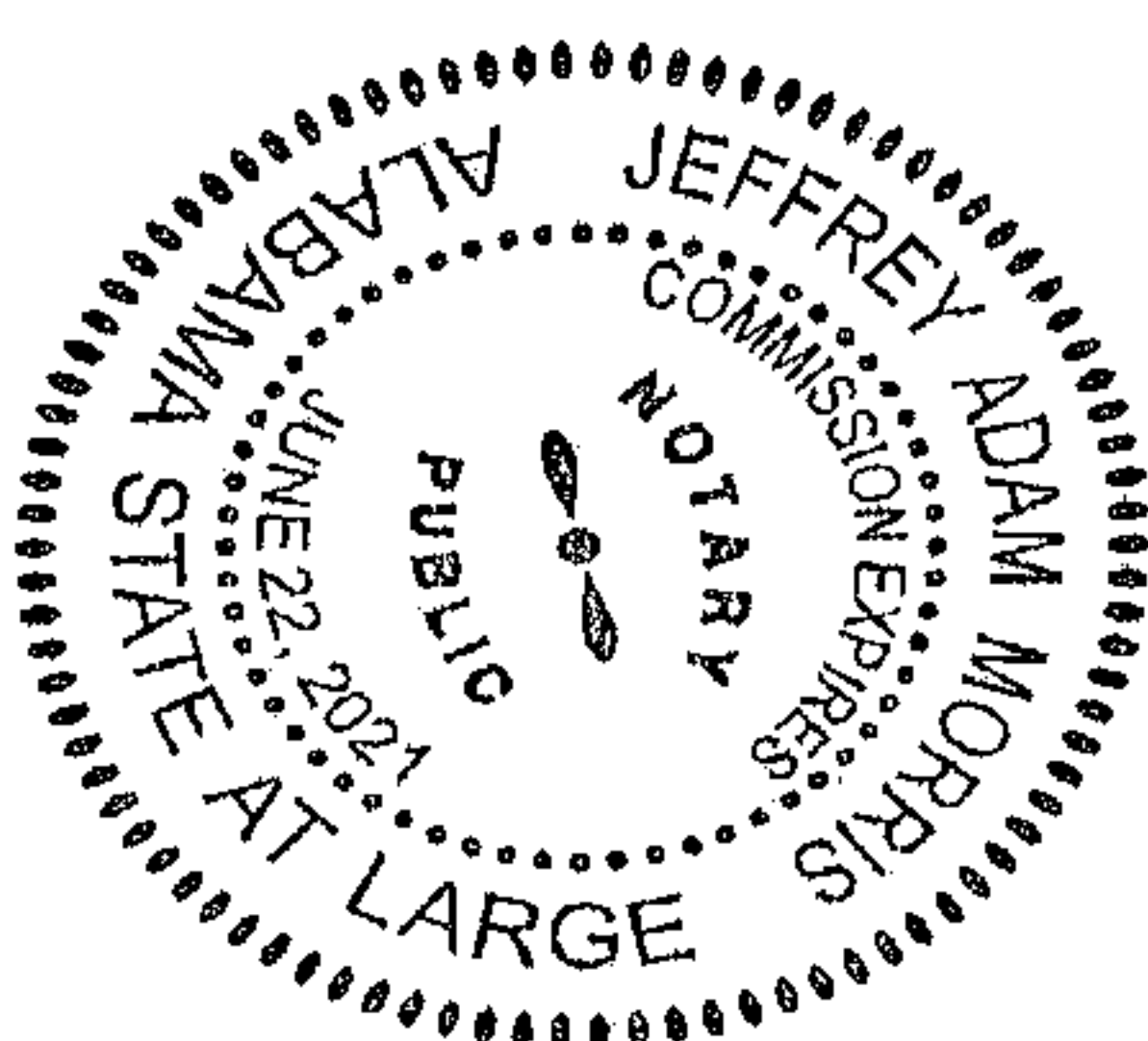
Marvin Hughey
Marvin Hughey

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Marvin Hughey whose name is signed to the foregoing deed and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2017.

Notary Seal



[Signature]
Notary Public
My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name Rita Laird Hughes
 Mailing Address Marvin Hughes
200 Horne Rd
Dothan AL 36305

Grantee's Name Shelley K Sykes
 Mailing Address Craig C. Sykes
104 Widgeon Drive
Alabaster AL 35007

Property Address 104 Widgeon Dr
Alabaster AL 35007

Date of Sale 6/30/17Total Purchase Price \$ 300,000.00

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) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other☒ 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

6/30/17

Print

Jeff Morris

Unattested

Sign

(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 11:22:15 AM
 \$51.00 CHERRY
 20170705000237210

(verified by)

Jeff Morris

Print Form

Form RT-1