

Send tax notice to:
Tommy Thomas, Sr. & Phyllis Thomas
26 Monte Tierra Trail
Alabaster, AL 35007
PEL1700413

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

20170706000239300
07/06/2017 08:57:28 AM
DEEDS 1/3

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned John William Prestridge and Erin Renee Prestridge whose mailing address is: 1359 Warren Circle South, Alexander City, AL 35010 (hereinafter referred to as "Grantors"), by Tommy Thomas Sr. and Phyllis Thomas (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Monte Tierra Subdivision, as shown by plat recorded in Map Book 5, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

John William Prestridge is one and the same person as John Prestridge.

Erin Renee Prestridge is one and the same person as Erin Prestridge.

\$147,283.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall

warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

20170706000239300 07/06/2017 08:57:28 AM DEEDS 2/3

IN WITNESS WHEREOF, Grantors John William Prestridge and Erin Renee Prestidge have hereunto set their signatures and seals on June 23, 2017.

John William Prestridge
John William Prestridge

Erin Renee Prestidge by her attorney in fact, John William Prestridge
Erin Renee Prestidge by her attorney in fact, John William Prestridge

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John William Prestridge, a married man whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

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

(NOTARIAL SEAL)

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John William Prestridge whose name as attorney in fact for Erin Renee Prestidge, a married woman, is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

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

(NOTARIAL SEAL)

Real Estate Sales Validation Form

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

Grantor's Name John William Prestidge Grantee's Name Tommy Thomas S
 Mailing Address Erin Renee Prestidge Mailing Address Phyllis Thomas
1359 W. Vanhook St. 26 Monte Terra Trail
Alexander City AL 35010 Alabama AL 35007

Property Address 26 Monte Terra Trail Date of Sale 6/28/17
Alabama AL 35007 Total Purchase Price \$ 150,000
 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 6/28/17Print Kenneth B St John

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/06/2017 08:57:28 AM
 \$24.00 CHERRY
 20170706000239300