

Purchase Price \$625,000.00
Send tax notice to:
Brian E. Bradac
Tricia L. W. Bradac
712 Crested Fern Lane
Hoover, AL 35244

File No.:170332
This instrument prepared by:
Stan McDonald
Jacob Title, LLC
807 C Shoney Dr.
Huntsville, AL 35801

20170706000240170
07/06/2017 01:41:23 PM
DEEDS 1/2

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, the undersigned, **Stephen L. Jay and Allison L. Jay, husband and wife**, (hereinafter referred to as GRANTORS) do hereby grant, bargain, sell and convey unto, **Brian E. Bradac and Tricia L. W. Bradac, husband and wife**, (hereinafter referred to as GRANTEES), with joint tenants with rights of survivorship, the following real estate situated in Shelby County, Alabama, to-wit:

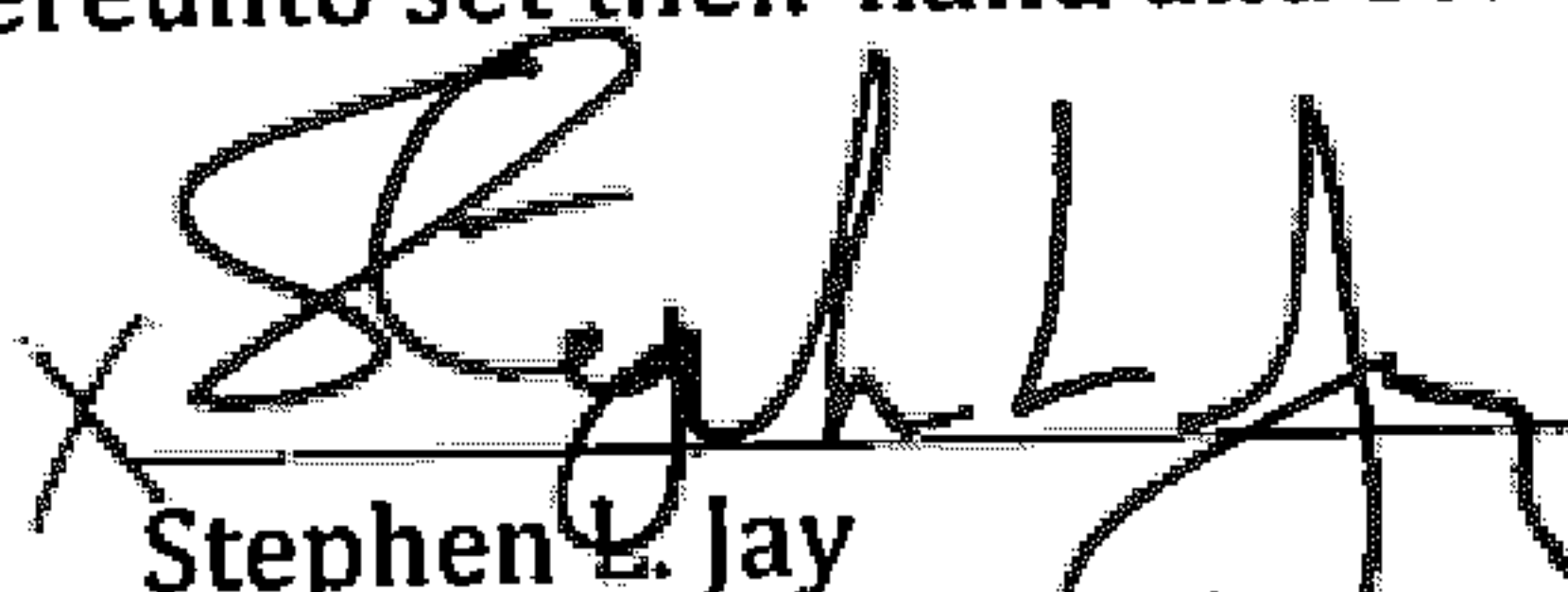
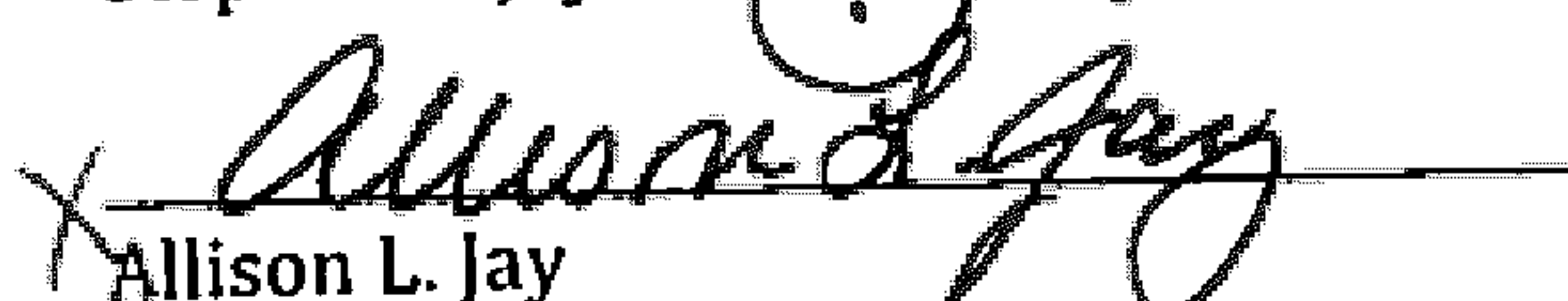
Lot 3530, according to the Survey of Riverchase Country Club, 35th Addition, as recorded in Map Book 16, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject property address: 712 Crested Fern Lane, Hoover, AL 35244.

TO HAVE AND TO HOLD unto the 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 forever, together with every contingent remainder and right of reversion.

And said GRANTORS do, for themselves, and their heirs, covenant with said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except ad valorem taxes for 2017 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that they have good right to sell and convey the same aforesaid; that they will and their heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims all persons.


IN WITNESS WHEREOF, the Grantors hereunto set their hand and seal this 3rd day of July, 2017.

X 
Stephen L. Jay
X 
Allison L. Jay

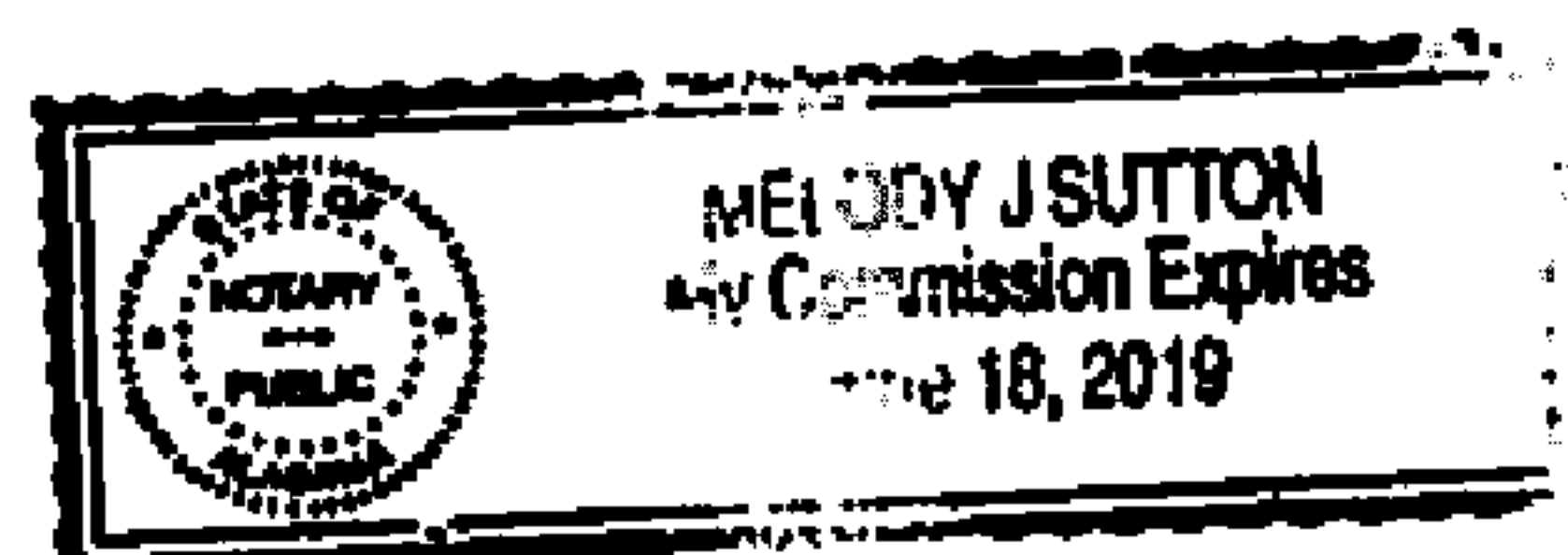
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and state, hereby certify that, Stephen L. Jay and Allison L. Jay, 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 said conveyance, they executed the same voluntarily.

Given under my hand and official seal this 3rd day of July, 2017.


Notary Public
My Commission Expires: 06-18-19

Grantors' Address:
Stephen L. Jay
Allison L. Jay
712 Crested Fern Lane
Hoover, AL 35244



Real Estate Sales Validation Form

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

Grantor's Name Stephen & Alison Jay
Mailing Address 101 Ann St. #2
Albany, AL 31707

Grantee's Name Brian & Thia Bradac
Mailing Address 12 Crested Fern Ln
Hoover, AL 35244

Property Address 712 Crested Fern Ln
Hoover AL 35244

Date of Sale 7/10/17
Total Purchase Price \$ 625,000

or
Actual Value \$ _____

20170706000240170 07/06/2017 01:41:23 PM DEEDS 2/2 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 warranty deed
☐ 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 7/16/17

Print Rebecca Buford

Sign Rebecca Buford

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2017 01:41:23 PM
\$60.00 CHERRY
20170706000240170

[Signature]

Form RT-1