

17-314

SEND TAX NOTICE TO:
Danny R. Barbee
380 Vincent Street, Alabaster, AL 35007

20170711000247150
07/11/2017 11:24:17 AM
DEEDS 1/2

WARRANTY DEED
JOINT TENANCY

State of Alabama
County of Shelby

That in consideration of One Hundred Sixty-Six Thousand and 00/100 (\$166,000.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

Nathan Seburn Fordham and Andrea Morgan Neri Fordham, Husband and Wife,

herein referred to as grantor does grant bargain, sell and convey unto

Danny R. Barbee and Pamela L. Barbee

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the County of Shelby, State of Alabama:

Lot 31, according to the Survey of Southfield Gardens, as recorded i Map Book 38, page 100, in the Probate Office of Shelby County, Alabama.

Subject to:


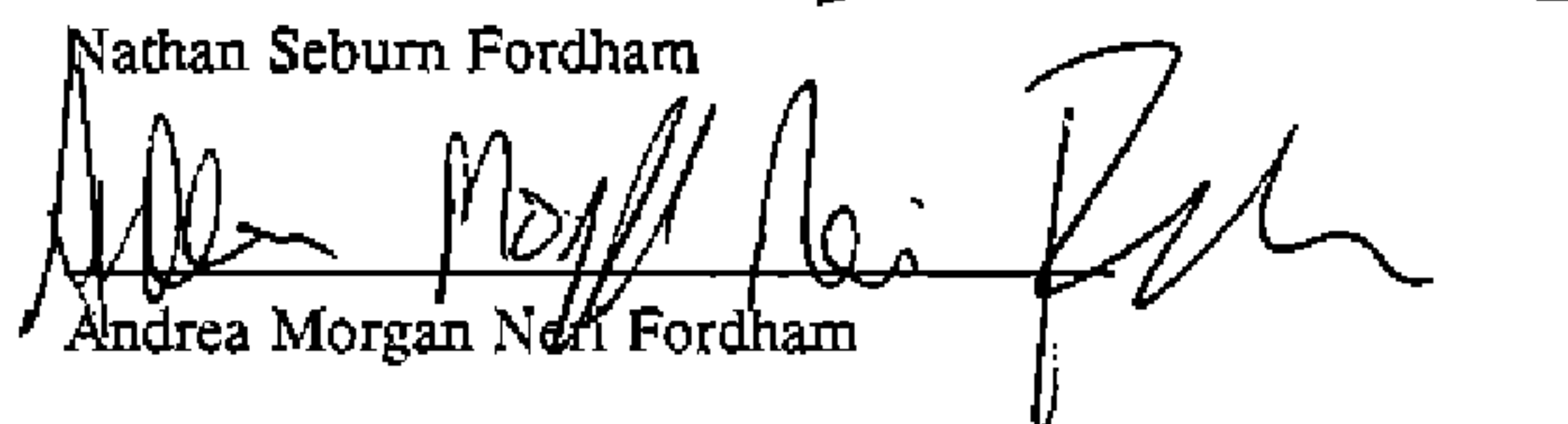
1. Taxes for the year 2017 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

3. A THIRD PARTY MORTGAGE IN THE AMOUNT OF \$ 132,800.00 EXECUTED SIMULTANEOUSLY HEREWITH.

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 I do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned has set at hands and seals on this 29 day of June, 2017.


Nathan Seburn Fordham

Andrea Morgan Neri Fordham

(STATE OF ALABAMA)
(COUNTY OF JEFFERSON)

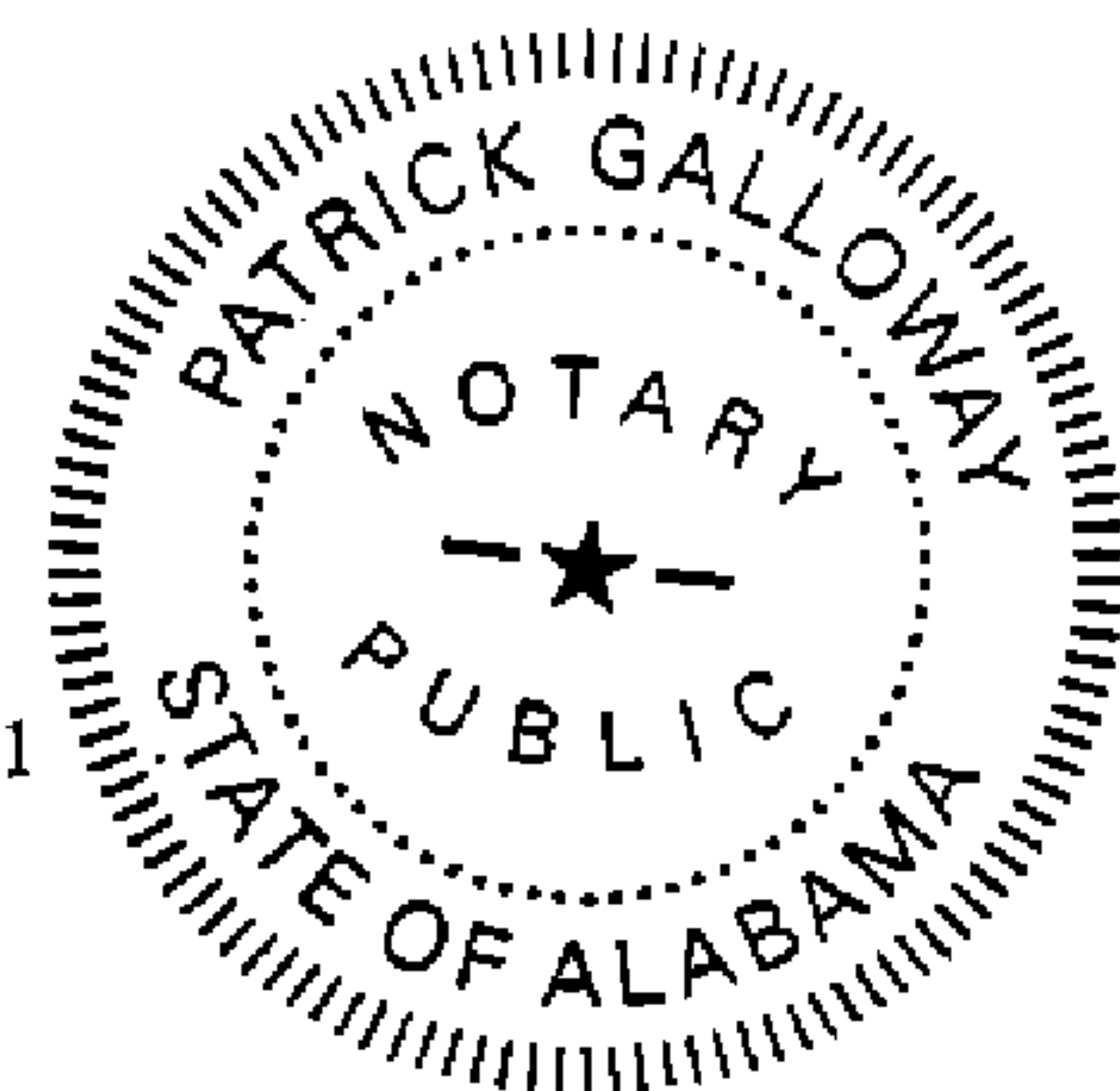
I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Nathan Seburn Fordham and Andrea Morgan Neri Fordham, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 29 day of June, 2017.


Notary Public

Commission Expires 10-4-17.

PREPARED BY: MICHAEL GALLOWAY 931 Sharitt Avenue, #113, GARDENDALE, ALABAMA 35071



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name Nathan Seburn Fordham Grantee's Name Danny R Barbee
Andrea MorganNeri Fordham Pamela L Barbee
Mailing Address 380 Vincent St Mailing Address 380 Vincent St
Alabaster, AL 35007 Alabaster AL 35007
Property Address 380 Vincent St Date of Sale June 29, 2017
Alabaster, AL 35007 Total Purchase Price \$ 166,000.00
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

20170711000247150 07/11/2017 11:24:17 AM DEEDS 2/2

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 29, 2017

☐ Unattested
☐ (verified by) _____

Print Michael Galloway

Sign [Signature]

Agent

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/11/2017 11:24:17 AM
\$51.50 CHERRY
20170711000247150

[Signature]