

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Christopher K. Cato and  
Tracy L. Cato  
225 Amy Lane  
Helena, AL 35080

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**20170711000247340**

**07/11/2017 12:59:39 PM**

**DEEDS 1/2**

Know All Men by These Presents: That in consideration of **One Hundred Sixteen Thousand Three Hundred and no/100 Dollars (\$116,300.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **TONI J. TERRY, an unmarried woman** (herein referred to as Grantor), grant, bargain, sell and convey unto **CHRISTOPHER K. CATO and TRACY L. CATO** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 20, according to the Final Plat of Somerset Phase 2, as recorded in Map Book 32, Page 142, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantors.

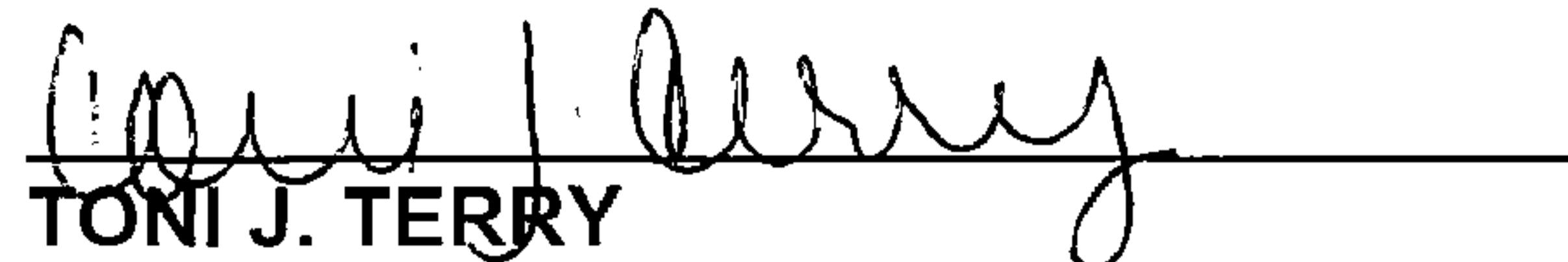
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$93,040.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 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 stated 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 28th day of June, 2017.

  
TONI J. TERRY

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **TONI J. TERRY**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2017.

CHRISTINA ELIZABETH WALL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
January 30, 2021

  
Notary Public  
My Commission Expires: 01/30/2021

## Real Estate Sales Validation Form

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

Grantor's Name Toni J. Terry  
Mailing Address  
307 Country Club Rd  
Livingston, AL 35470

Grantee's Name Christopher K. Cato  
Mailing Address  
Tracy L. Cato  
225 Amy Lane  
Helena, AL 35080

Property Address 225 Amy Lane  
Helena, AL 35080

Date of Sale 06/28/2017  
Total Purchase Price \$ 116,300.00

Or

Actual Value \$ \_\_\_\_\_

**20170711000247340 07/11/2017 12:59:39 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  
 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 \_\_\_\_\_

Print B. CHRISTOPHER BATTLES

Sign \_\_\_\_\_

(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  
07/11/2017 12:59:39 PM  
\$41.50 CHERRY  
20170711000247340

A handwritten signature of James W. Fuhrmeister.