

**This instrument was prepared by:**  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

**Send tax notice to:**  
Ronald W. Rhodes  
155 Brook Highland Cove  
Birmingham, Alabama 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Ninety Seven Thousand and 00/100 Dollars (\$197,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

**Camille Kelley Perkins and Daniel Eugene Kelley, as Personal Representatives of The Estate of Mary T. Kelley, Deceased, Probate Case No. PR-2016-000725**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**Ronald W. Rhodes and Cindy Rhodes**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

**Lot 36, according to the Survey of The Village at Brook Highland as recorded in Map Book 24, page 93, in the Probate Office of Shelby County, Alabama.**

**\$203,501.00** of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2017 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **5th day of July, 2017.**

**The Estate of Mary T. Kelley, Deceased**

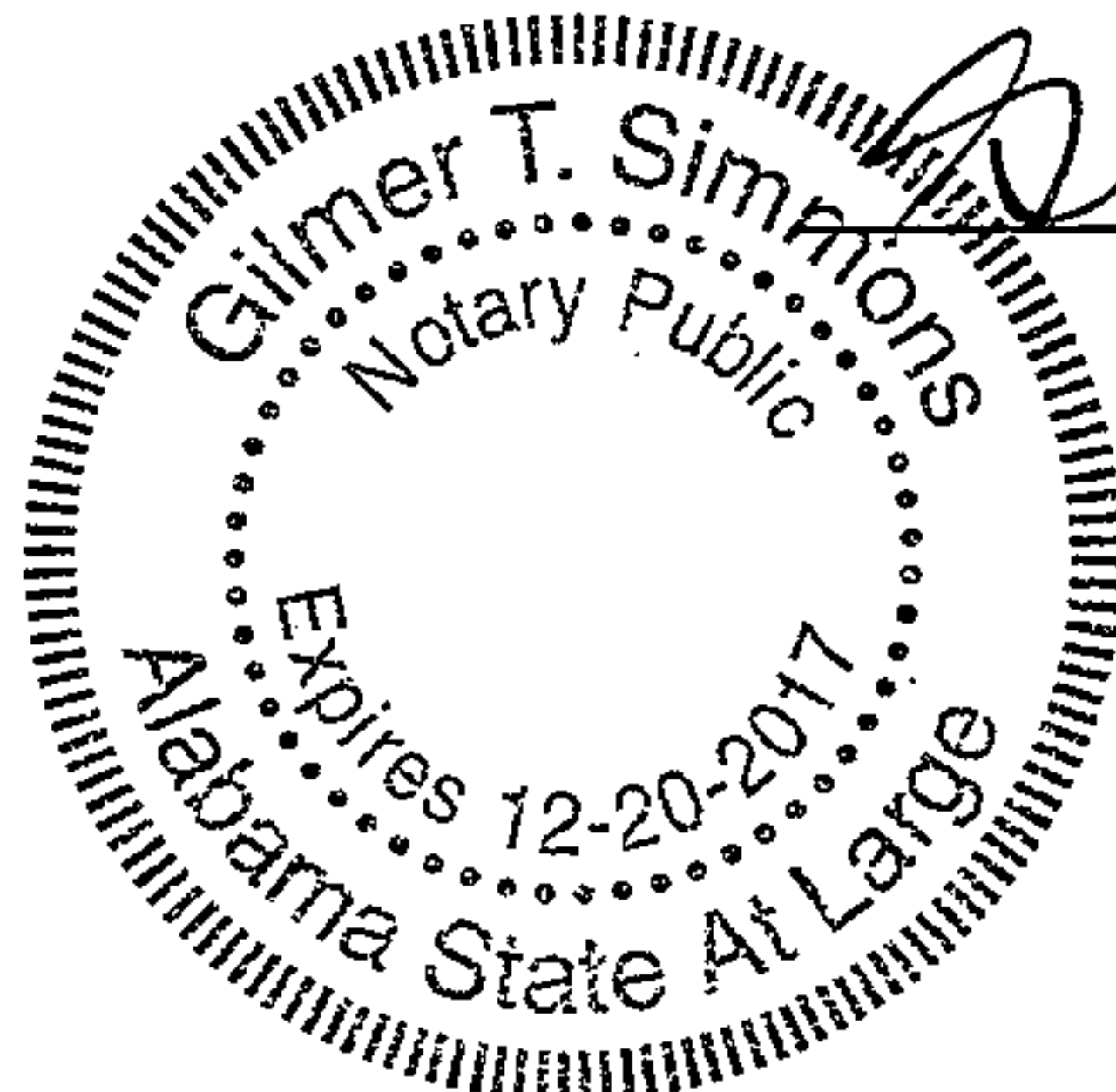
BY: Camille Kelley Perkins  
**Camille Kelley Perkins**  
ITS: Personal Representative

BY: Daniel Eugene Kelley  
**Daniel Eugene Kelley**  
ITS: Personal Representative

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Camille Kelley Perkins and Daniel Eugene Kelley, as Personal Representatives of The Estate of Mary T. Kelley, Deceased** 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 and with full authority as such **Personal Representative**, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **5th day of July, 2017.**



Gilmer T. Simmons  
Notary Public: **Gilmer T. Simmons**  
My Commission Expires: **12/20/2017**

**REAL ESTATE SALES VALIDATION FORM**

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
Grantor Name: **The Estate of Mary T. Kelley, Deceased** Grantee Name: **Ronald W. Rhodes**  
Grantee Name: **Cindy Rhodes**  
Mailing Address: **155 Brook Highland Cove** Mailing Address: **1429 Bristol Manor**  
**Birmingham, Alabama, 35242** **Birmingham, AL, 35242**

Property Address: **155 Brook Highland Cove** Date of Sale: **July 5th, 2017**  
**Birmingham, Alabama, 35242** Total Purchase Price: **\$197,000.00**

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 Section 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 Section 40-22-1 (h).

Date: **July 5th, 2017**

Print: Gilmer T. Simmons

☐ Unattested

(verified by)

Sign: Gilmer T. Simmons

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/20/2017 11:31:54 AM  
\$19.00 CHERRY  
20170720000259470

*[Handwritten signature]*