

This instrument prepared by:  
Patrick F. Smith  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Thomas E. Henderson and Mary McDaniel  
Henderson  
186 Skyline Dr.  
Indian Springs, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

20170801000276830

08/01/2017 03:32:38 PM

DEEDS 1/2

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Three Hundred Fifty-Five Thousand And No/100 Dollars (\$355,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we,\*Timothy Love Mitchell (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Thomas E. Henderson and Mary McDaniel Henderson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 13, according to the Amended Map of Second Sector, Skyline Estates, as recorded in Map Book 9, Page 90, in the Probate of Shelby County, Alabama.

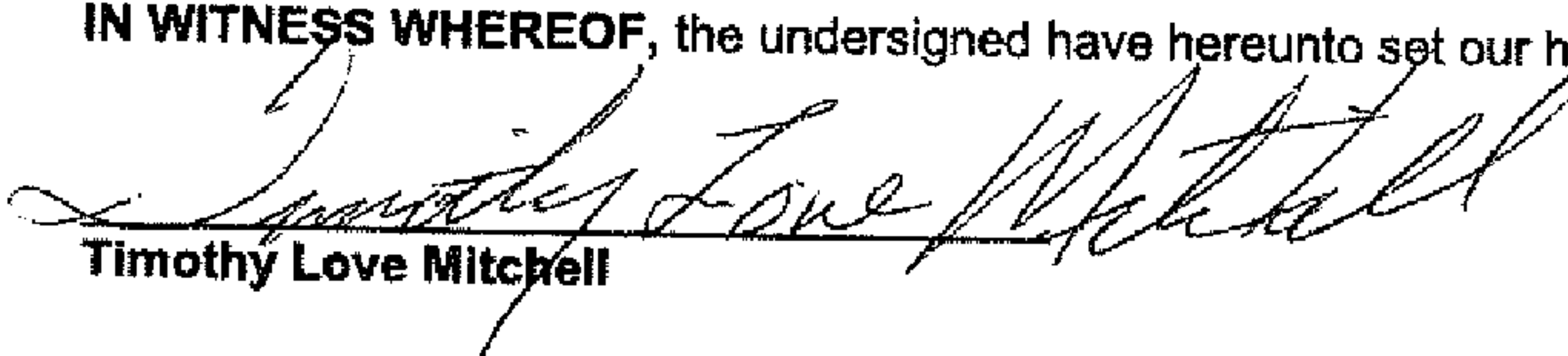
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$275,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on July 28, 2017.

  
Timothy Love Mitchell

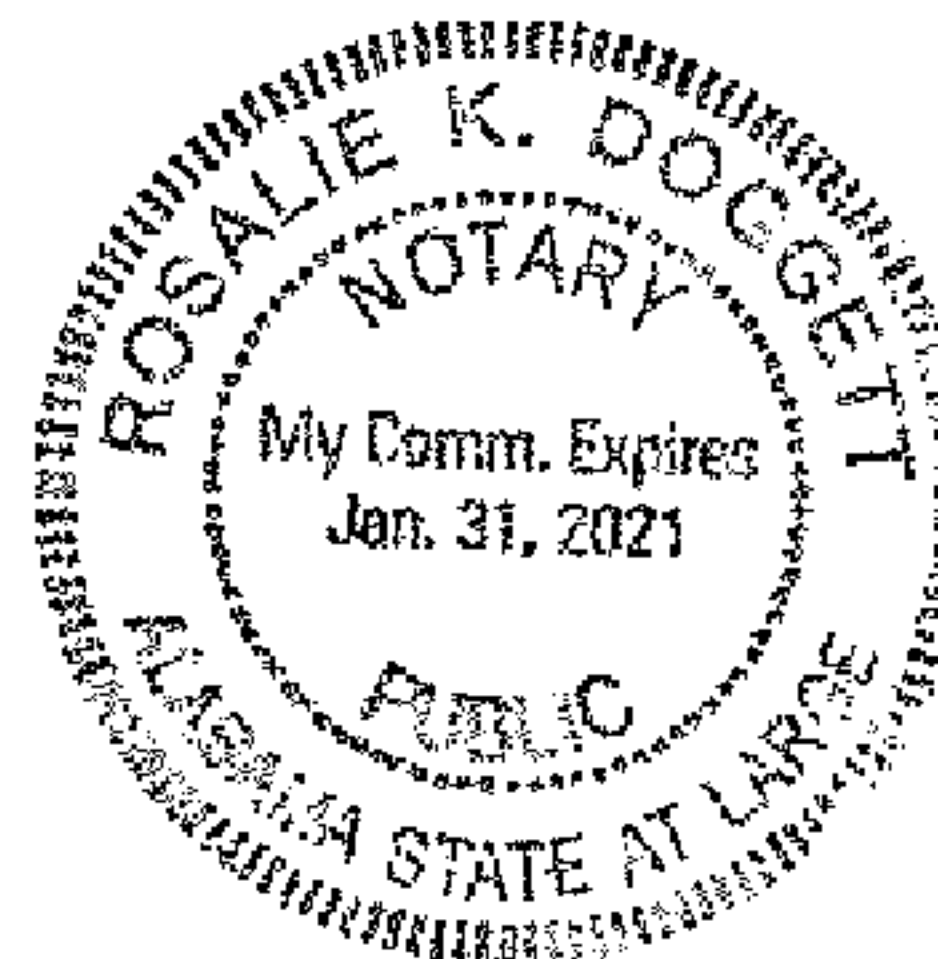
State of ALABAMA

County of Shelby

Sworn and subscribed before me this the 28th day of July, 2017, by Timothy Love Mitchell.

  
Notary Public

My commission expires: 1/31/21



\*Timothy Love Mitchell is an unmarried man

Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Timothy Love Mitchell

Mailing Address 186 Skyline Dr.  
Indian Springs, AL 35124

Grantee's Name Thomas E. Henderson and Mary

McDaniel Henderson  
Mailing Address 186 Skyline Dr.  
Indian Springs, AL 35124

Property Address 186 Skyline Dr.  
Indian Springs, AL 35124

Date of Sale July 28, 2017  
Total Purchase Price \$355,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

**20170801000276830 08/01/2017 03:32:38 PM DEEDS 2/2**

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 - Timothy Love Mitchell, . .

Grantee's name and mailing address - Thomas E. Henderson and Mary McDaniel Henderson, 186 Skyline Dr.,  
Indian Springs, AL 35124.

Property address - 186 Skyline Dr., Indian Springs, AL 35124

Date of Sale - July 28, 2017.

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 with 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: July 28, 2017

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/01/2017 03:32:38 PM  
\$98.00 CHERRY  
20170801000276830

*[Signature]*