

20170810000289910 1/5 \$116.50
Shelby Cnty Judge of Probate, AL
08/10/2017 01:49:24 PM FILED/CERT

WARRANTY DEED

THE STATE OF ALABAMA,
Shelby COUNTY. }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Bruce Snead and Barbara Snead Husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto David Lowthian Hennies and Julie Hennies, as joint tenants with rights of survivorship

(herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal Description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) David Lowthian Hennies and Julie Hennies, as joint tenants with rights of survivorship his/her/their heirs and assigns FOREVER.

And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

\$356,320.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 08/10/2017
State of Alabama
Deed Tax: \$89.50

IN WITNESS WHEREOF, _____ we _____ have hereunto set our hands and seals, this
26th day of July 20 17

x Bruce Snead
Bruce Snead

x Barbara Snead
Barbara Snead

✓ THE STATE OF Alabama }
Shelby
COUNTY.

I, the undersigned, Daniel Ann McCon, a Notary Public, in and for said State
of Alabama, hereby certify that Bruce Snead and Barbara Snead Husband and wife
whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged
before me on this day that, being informed of the contents of the conveyance, he, she, they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of July, 20 17

Daniel Ann McCon
Notary Public

MR-CRI-18885

This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Ellyn, IL 60137



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LEGAL DESCRIPTION

Lot 10-11, Block 10, according to the Survey of Mt. Laurel, Phase II, as recorded in Map Book 30,
Page 10 in the Office of the Judge of Probate of Shelby County, Alabama.



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WARRANTY DEED

FROM


Bruce Snead

Barbara Snead

TO

David Lowthian Hennies

Julie Hennies


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Real Estate Sales Validation Form

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

Grantor's Name	<u>Bruce Snead and Barbara Snead</u>	Grantee's Name	<u>David Lowthian Hennies</u>
Mailing Address	<u>X 600 PACKER AVE.</u> <u>X PHILADELPHIA, PA. 19148</u>	Mailing Address	<u>95 Hawthorn Street</u> <u>Birmingham, AL 35242</u>
Property Address	<u>95 Hawthorn Street</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>August 4, 2017</u>
		Total Purchase Price	<u>\$ 445,400.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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	<u> </u>	Settlement Date	<u> </u>	Print	<u>X BRUCE SNEAD Barbara Snead</u>
	<u> </u>	Unattested	<u> </u>	Sign	<u>X [Signature] Barbara Snead</u>
			(verified by)		<u>(Grantor/Grantee/Owner/Agent) circle one</u>

