

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

20170901000321320
09/01/2017 03:46:26 PM
DEEDS 1/3

Send tax notice to:
Joshua David Ladick and
Sarah Dawn Ladick
185 West Trestle Way
Helena, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Four Hundred Ten Thousand and no/100 Dollars (\$410,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JOSHUA DAVID LADICK and SARAH DAWN LADICK, Trustees of the Ladick Family Trust dated January 29, 2013**, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **JOSHUA DAVID LADICK and SARAH DAWN LADICK** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 805A, according to the Survey of Resurvey of Lot 805 and 806 Riverwoods Eighth Sector Phase I, as recorded in Map Book 46, Page 52, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

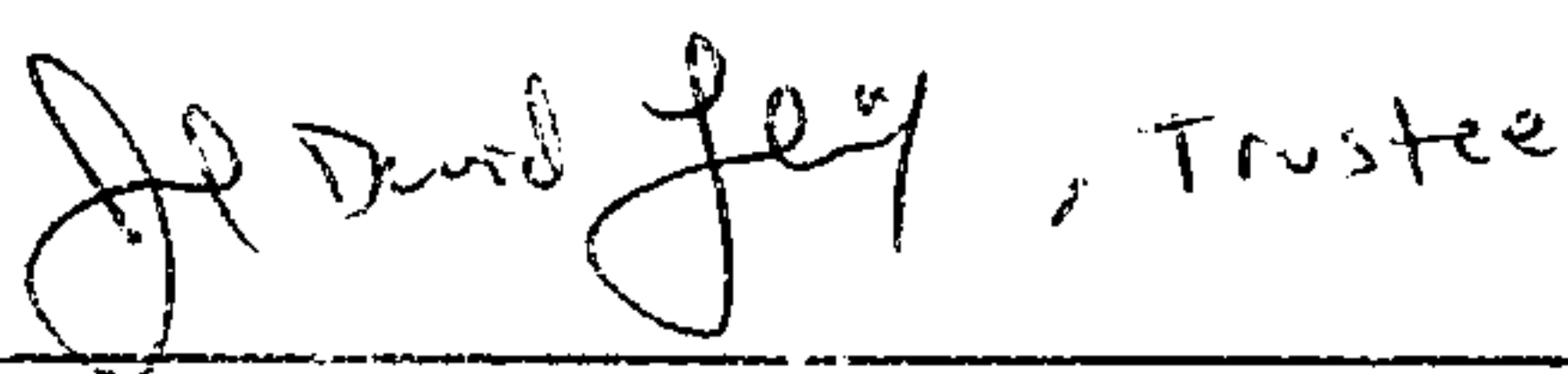
\$410,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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 the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by its Trustees, who are authorized to execute this conveyance, have hereunto set their signatures and seals this 25th day of August, 2017.

Ladick Family Trust dated January 29, 2013



BY: **JOSHUA DAVID LADICK**
ITS: **Trustee**



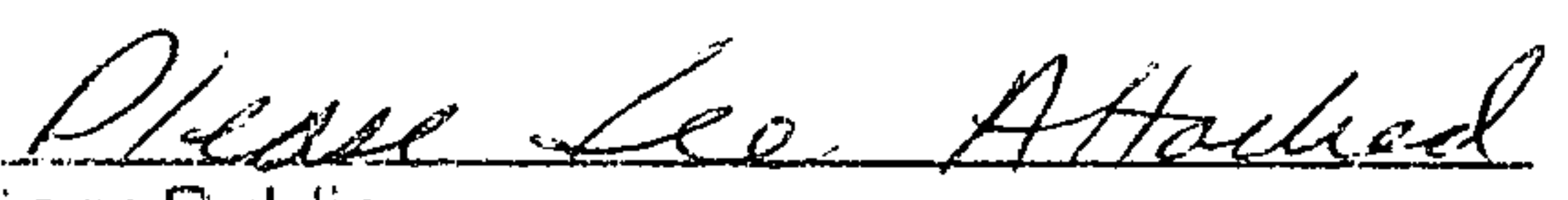
BY: **SARAH DAWN LADICK**
ITS: **Trustee**

STATE OF CALIFORNIA

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOSHUA DAVID LADICK and SARAH DAWN LADICK**, whose name as **Trustees of the Ladick Family Trust dated January 29, 2013**, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they as such trustees and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 25th day of August, 2017.



Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

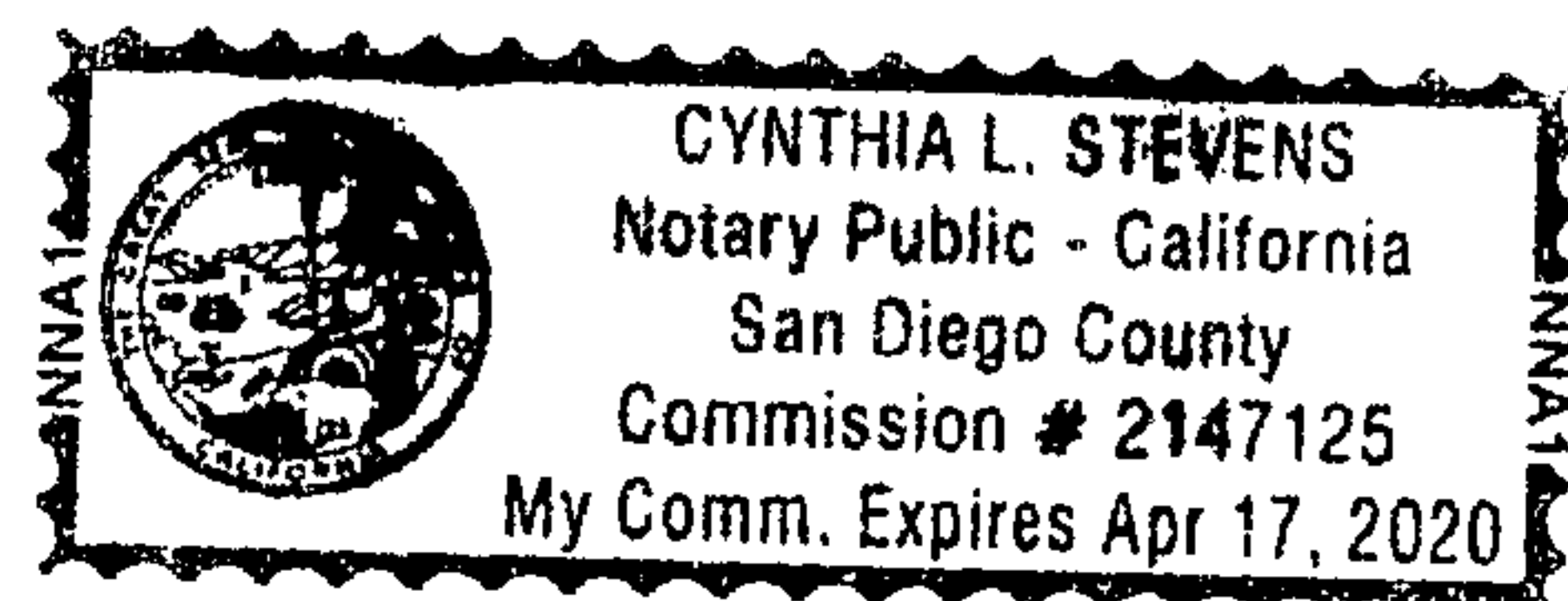
COUNTY OF SAN DIEGO

On August 25, 2017, before me, Cynthia L. Stevens, a Notary Public in and for said County, in said State, personally appeared **JOSHUA DAVID LADICK and SARAH DAWN LADICK**, who proved to me on the basis of satisfactory evidence to be the persons whose names are signed to the foregoing instrument and acknowledged to me they executed the same in their authorized capacities as **Trustees of the Ladick Family Trust dated January 29, 2013**, and that by their signatures on this instrument, being informed of the contents of this instrument they executed the same voluntarily for and as the act of said trust.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public
My Commission Expires: 4-17-20



(Seal)

Real Estate Sales Validation Form

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

Grantor's Name	Ladick Family Trust	Grantee's Name	Joshua David Ladick
Mailing Address	185 W. Trestle Way Helena, AL 35080	Mailing Address	Sarah Dawn Ladick 185 W. Trestle Way Helena, AL 35080
Property Address	185 W. Trestle Way Helena, AL 35080	Date of Sale	08/25/2017
		Total Purchase Price \$	410,000.00
		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)

<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.

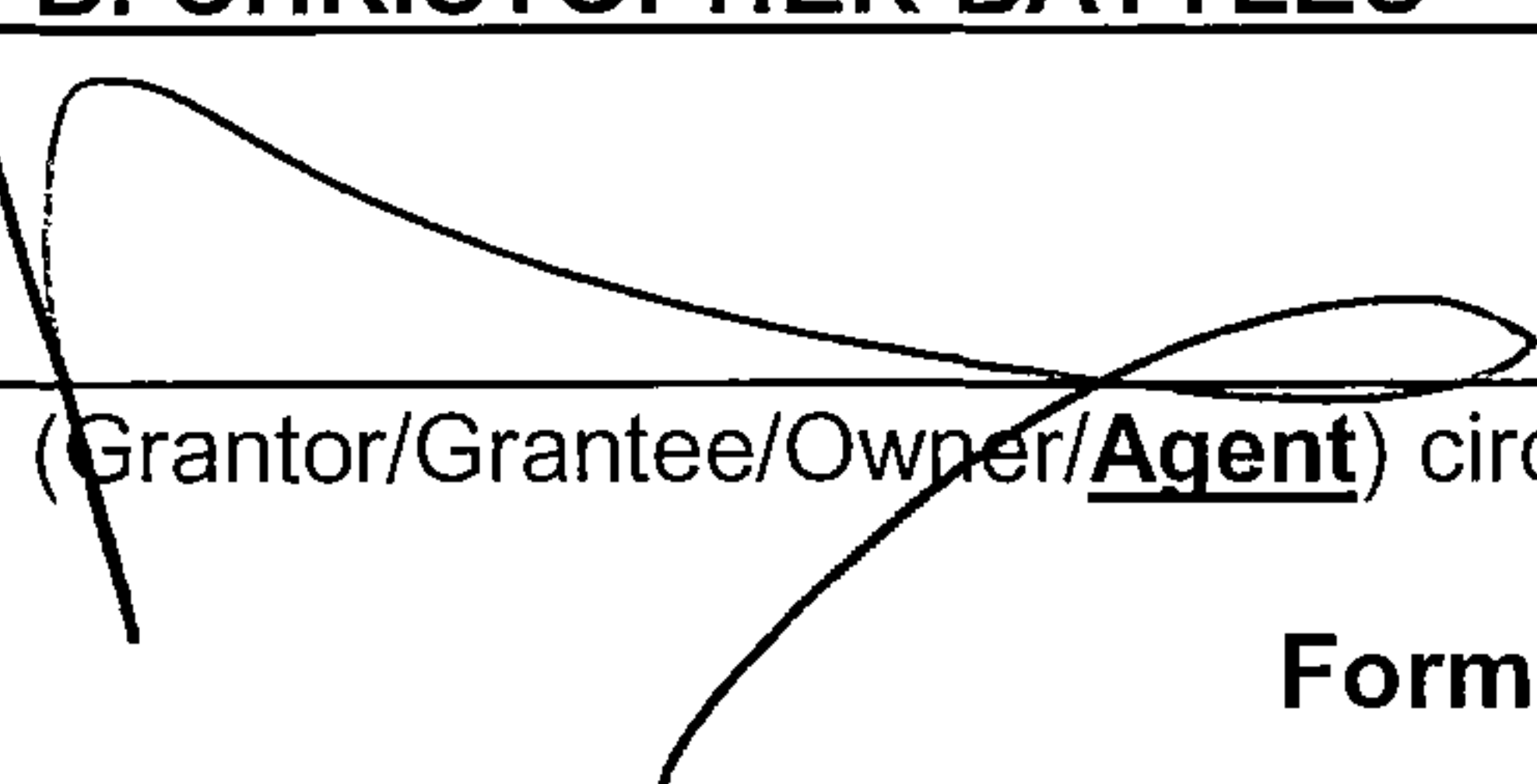
Date of Sale - the date on which interest to the property was conveyed.

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	Print B. CHRISTOPHER BATTLES
<input type="checkbox"/> Unattested	Sign 
(verified by)	(Grantor/Grantee/Owner/ <u>Agent</u>) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/01/2017 03:46:26 PM
\$23.00 DEBBIE
20170901000321320