

THIS INSTRUMENT WAS PREPARED BY:

L. BROOKS BURDETTE
Attorney at Law
Without opinion
The Burdette Law Firm, P.C.
113 Glenn Avenue
Trussville, Alabama 35173

Shelby County, AL 09/06/2017
State of Alabama
Deed Tax: \$157.00

SEND TAX NOTICE TO:

William & Lynda Ray
2735 Stevens Creek Road
Hoover, Alabama 35244

WARRANTY DEED – JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
TITLE NOT EXAMINED BY PREPARER OF THIS DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS,



20170906000325390 1/2 \$176.00
Shelby Cnty Judge of Probate, AL
09/06/2017 12:24:59 PM FILED/CERT

that in consideration of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We,

LYNDA B. RAWLINGS aka LYNDA B. RAY and WILLIAM D. RAY, wife and husband

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

LYNDA B. RAY and WILLIAM D. RAY

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 16 of Sector 2, of the Brookhaven Subdivision as described and recorded in Map Book 11, Page 4 in the Office of the Judge of Probate of Shelby County, Alabama.

1. Subject to ad valorem taxes for the year 2017 and all following years, right-of-ways, easements, covenants, reservations and restrictions of record.
2. Lynda B. Ray is one and the same as Lynda B. Rawlings.
3. This conveyance is for the purpose of adding a spouse as joint tenants with right of survivorship.
4. No title examination was performed. No tax advice was given. All of the information herein was provided by the Grantor listed above.

TO HAVE AND TO HOLD unto 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 hereby created 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 5 day of September 2017.

Lynda B. Rawlings aka Lynda B. Ray (Seal)
LYNDA B. RAWLINGS aka
LYNDA B. RAY

William D. Ray (Seal)
WILLIAM D. RAY

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Lynda B. Rawlings aka Lynda B. Ray and William D. Ray, wife and husband**, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of September 2017.

L. Brooks Burdette
NOTARY PUBLIC
My Commission Expires: 5/15/2021

Real Estate Sales Validation Form

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

Grantor's Name Lynda B. Rawlings AKA Grantee's Name Lynda B. Ray & William D. Ray
Mailing Address Lynda B. Ray Mailing Address _____
2735 Stevens Creek Road 2735 Stevens Creek Road
Hoover, AL 35244 Hoover, AL 35244
Property Address _____ Date of Sale 9/5/2017
2735 Stevens Creek Rd Total Purchase Price \$ _____
Hoover, AL 35244 Or _____
Actual Value \$ _____
Or _____
Assessor's Market Value \$ 313,800.00 * 1/2 956900

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 X Other
_____ Closing Statement

* Adding spouse
joint with right
of survivorship

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 not 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 from my result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/5/2017 Print Lynda B. Ray
_____ Unattested _____ Sign Lynda B. Ray
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1