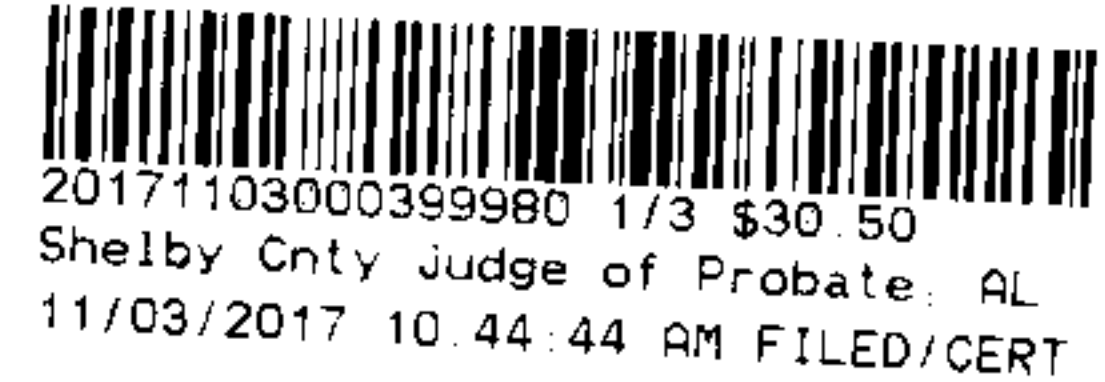


**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

James R. Thompson and Mary T. Thompson  
2205 Forest Lakes Lane  
Sterrett, Alabama 35147



**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this October 11, 2017**, That for and in consideration of **ONE HUNDRED NINETY THOUSAND AND NO/100 (\$190,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **ESTATE OF JAMES ARTHUR DOWNEY, DECEASED (SHELBY COUNTY CASE NO. PR-2017-000260), BY MATTHEW JAMES DOWNEY**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JAMES R. THOMPSON and MARY T. THOMPSON**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 59, according to the Map and Survey of Forest Lakes, Sector 2 - Phase 2, as recorded in Map Book 29, Page 127, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 29, Page 127.
7. Building setback line of 15 feet from Forest Lakes Lane as shown on the recorded plat of subdivision.
8. Restrictions appearing of record in Instrument No. 2002-17094.
9. Permits to Alabama Power Company recorded in Book 139, Page 127; Book 236, Page 829; Book 126, Page 191; Book 126, Page 323; Book 133, Page 210; Real Volume 31, Page 255, and Book 124, Page 519.
10. Easements to Shelby County recorded in Book 228, Page 339 and Book 228, Page 341.
11. Easements to Alabama Power Company recorded in Book 126, Page 191, Book 126, Page 323; Book 139, Page 127 and Book 236, Page 329.
12. Rights of others for ingress and egress purposes in and to the use of easement for Shelby Co. Located on premises as recorded in Instrument No. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-03965; and 1993-03966.
13. Certification of Annexation Ordinance as recorded in Instrument No. 2002-14968.
14. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in Book 53, Page 262 and Book 331, Page 262.

James Arthur Downey is one and the same person as James A. Downey as grantee in that certain warranty deed filed of record in Instrument #20110125000025650.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTOR**, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of October \_\_, 2017.

**GRANTOR:**

*Matthew James Downey*

Estate of James Arthur Downey, Deceased (Shelby County Case No. PR-2017-000260),  
by Matthew James Downey

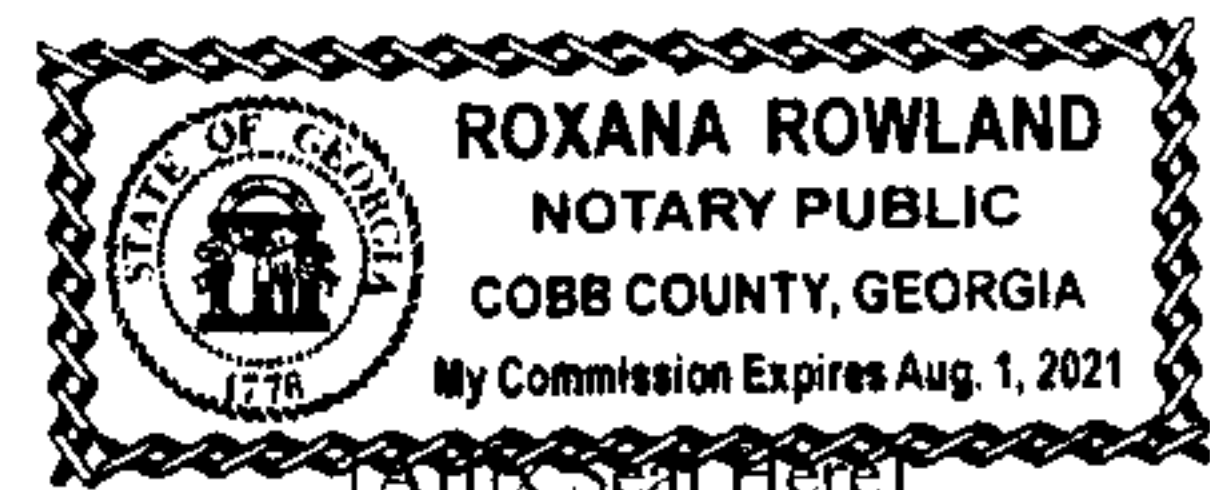
STATE OF GA  
COUNTY OF COBB

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Estate of James Arthur Downey, Deceased (Shelby County Case No. PR-2017-000260), by Matthew James Downey, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Estate of James Arthur Downey, Deceased (Shelby County Case No. PR-2017-000260), by Matthew James Downey executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of October 30, 2017.

*Roxana Rowland*  
ROXANA ROWLAND, Notary Public

My Commission Expires: AUG 1, 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 Estate of James A. Downey  
Mailing Address \_\_\_\_\_  
2205 Forest Lakes Lane  
Sterrett, AL 35147

Grantee's Name James R. Thompson  
Mailing Address \_\_\_\_\_  
Mary T. Thompson  
2205 Forest Lakes Lane  
Sterrett, AL 35147


Property Address 2205 Forest Lakes Lane  
Sterrett, AL 35147  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 10/31/17  
Total Purchase Price \$ 190,000.00  
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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

  
20171103000399980 3/3 \$30.50  
Shelby Cnty Judge of Probate, AL  
11/03/2017 10:44:44 AM FILED/CERT

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 10/31/17

Print C. Ryan Sparks

Unattested \_\_\_\_\_

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1