

20171109000406090
11/09/2017 09:42:55 AM
DEEDS 1/5

Return to:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Order Number:
63790439-4284724
3389847102

WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
1419 Secretariat Drive,
Helena, AL 35080-4135

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **KRYSTIN AMANDA ANN SEALES**, a married woman, joined by her spouse **THOMAS E. SEALES, JR.**, **BRITTANY MUNGER f/k/a BRITTANY MUNGER GOLDEN**, an unmarried woman, and **TIMOTHY J. MUNGER** and **LINDA MUNGER**, husband and wife, releasing their life estate interests, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **TIMOTHY J. MUNGER** and **LINDA MUNGER**, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 5, in Block 2, according to the Survey of Dearing Downs, Second Addition, as recorded in Map Book 9, Page 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Prior Deed Reference: Instrument Number 20090430000159150.

Parcel ID Number: 13-6-23-3-000-082.048

Commonly Known As: 1419 Secretariat Drive, Helena, AL 35080-4135

Fair Market Value: \$ 228,000.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property is not the homestead of the Grantors herein or either one of them.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said

Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Title Source Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 1st day of November, 20 17.

GRANTOR (1, 2 and 3 of 5):

Krystin Amanda Ann Seales
KRYSTIN AMANDA ANN SEALES

Thomas E Seales Jr
THOMAS E. SEALES, JR.

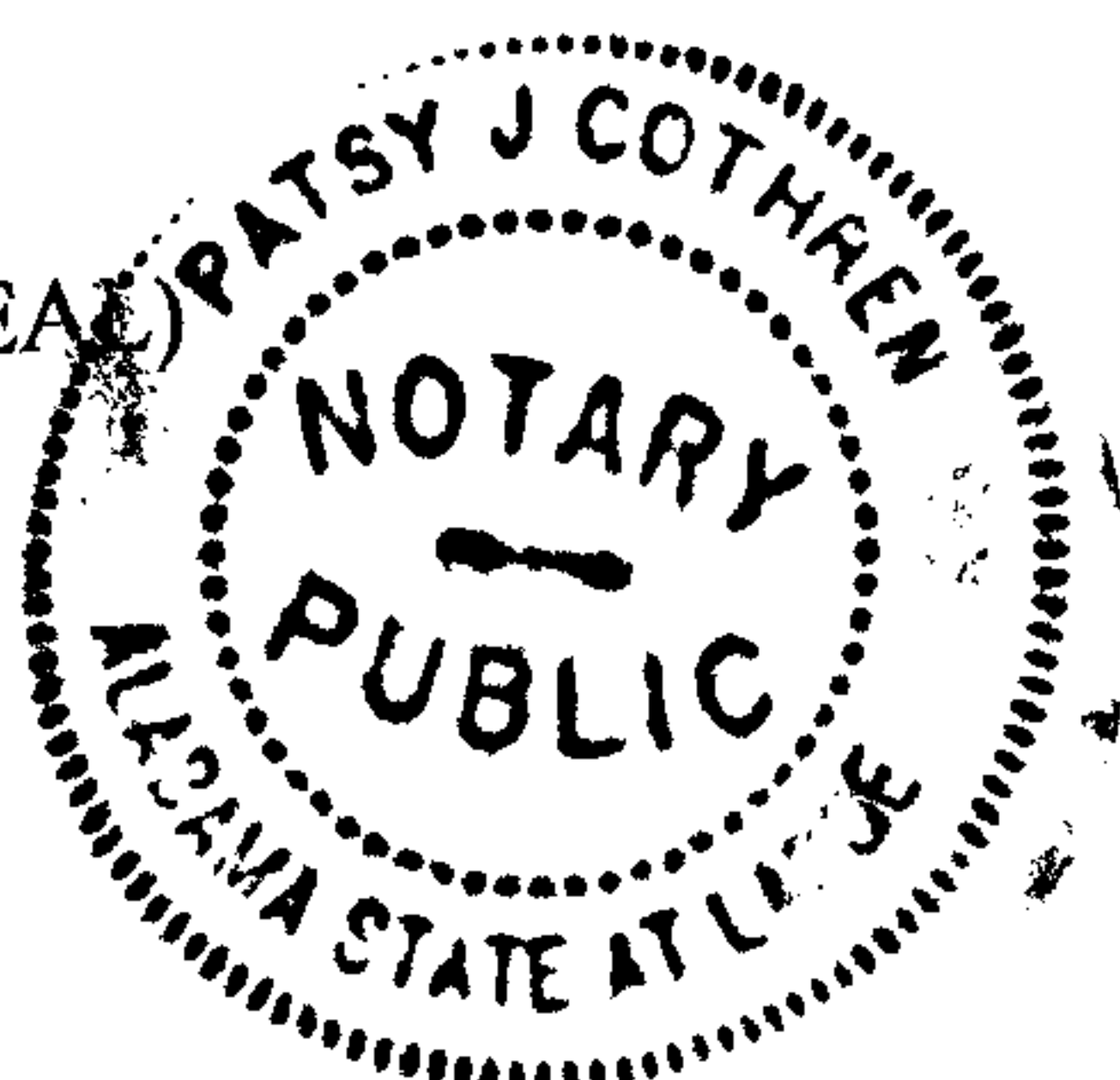
Brittany Munger FKA Brittany Munger Golden
BRITTANY MUNGER
f/k/a BRITTANY MUNGER GOLDEN

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, Patsy J. Cothren, a Notary Public for the State of ALABAMA, do hereby certify that **KRYSTIN AMANDA ANN SEALES, THOMAS E. SEALES, JR., and BRITTANY MUNGER f/k/a BRITTANY MUNGER GOLDEN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of November, 20 17.

(NOTARY SEAL)



Patsy J. Cothren
 Notary Public

My commission expires: 3-14-2020

Attached to and becoming a part of Deed between KRYSTIN AMANDA ANN SEALES, a married woman, joined by her spouse THOMAS E. SEALES, JR., BRITTANY MUNGER f/k/a BRITTANY MUNGER GOLDEN, an unmarried woman, and TIMOTHY J. MUNGER and LINDA MUNGER, husband and wife, releasing their life estate interests, as Grantor(s), and TIMOTHY J. MUNGER and LINDA MUNGER, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, as Grantee(s).

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 1st day of November, 2017.

GRANTOR (4 and 5 of 5):

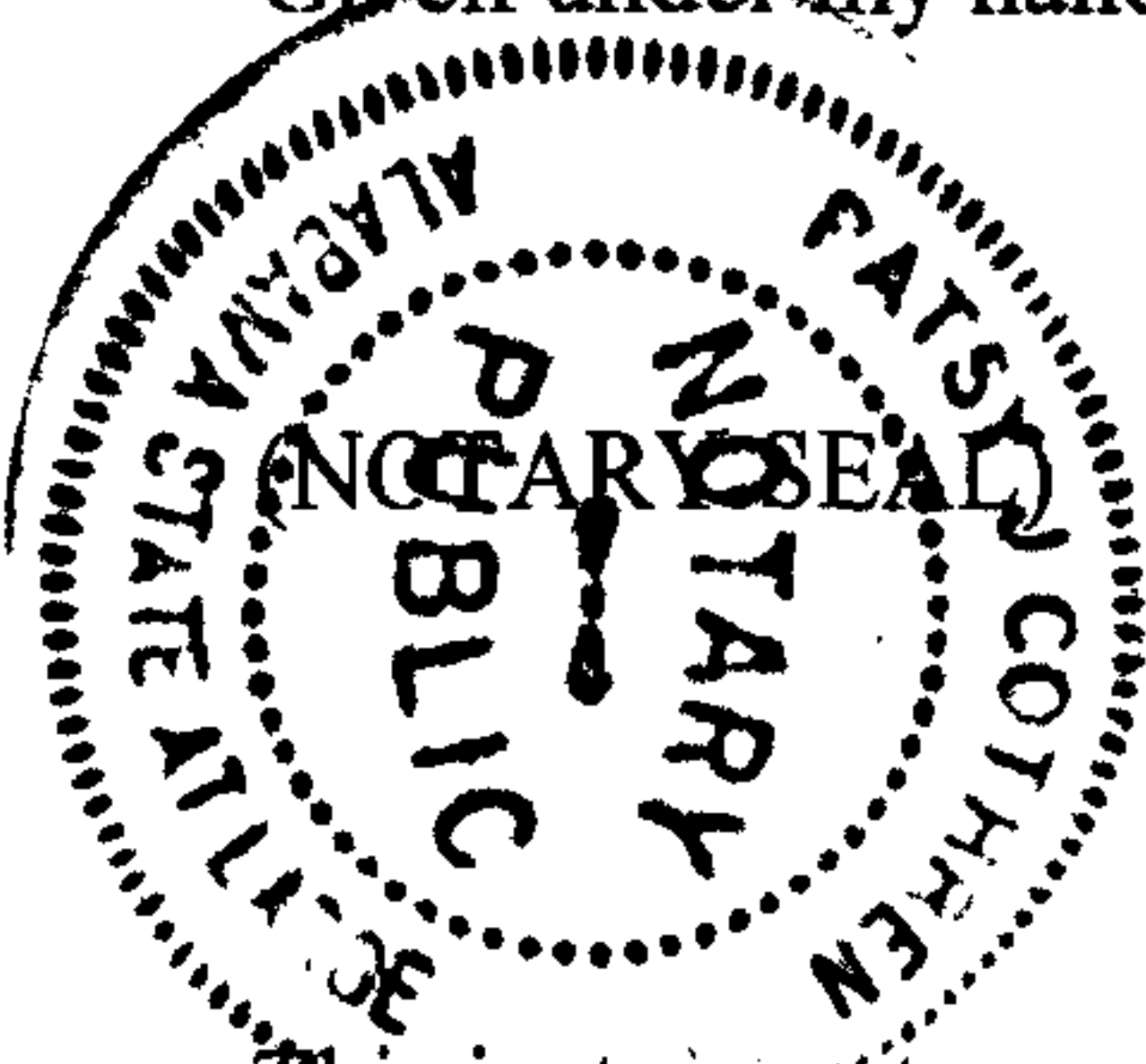
Timothy J. Munger
TIMOTHY J. MUNGER

Linda Munger
LINDA MUNGER

STATE OF Alabama)
COUNTY OF SELBY)

I, Patsy J. Cothren, a Notary Public for the State of Alabama, do hereby certify that TIMOTHY J. MUNGER and LINDA MUNGER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of November, 2017.



Patsy J. Cothren
Notary Public
My commission expires: 3-14-2020

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464

Real Estate Sales Validation Form

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

2017/11/09 00:40:09 11/09/2017 09:42:55 AM DEEDS 4/5

Grantor's Name Krystin Amanda Ann Seales,
Mailing Address joined by Thomas E. Seales, Jr.,
Brittany Munger, unmarried and
Timothy J. Munger & Linda
Munger (address same as property address)

Grantee's Name Timothy J. Munger and Linda
Mailing Address Munger
1419 Secretariat Dr.
Helena, AL 35080-4135

Property Address 1419 Secretariat Dr.
Helena, AL 35080-4135

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 164,360.00

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 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 11-01-2017

Print

Timothy J. Munger

Linda Munger

Unattested

[Signature]
(verified by)

Sign

X [Signature] [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 136233000082048

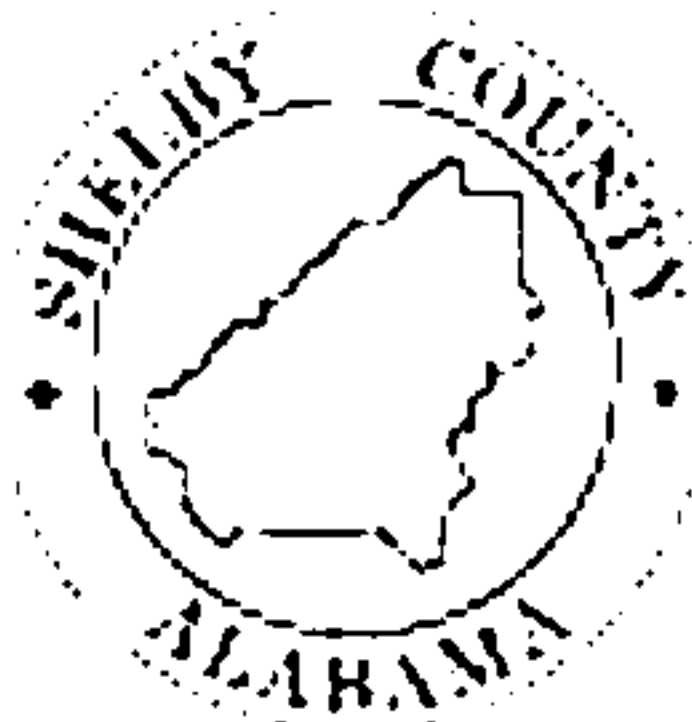
Land situated in the County of Shelby in the State of AL

LOT 5, IN BLOCK 2, ACCORDING TO THE SURVEY OF DEARING DOWNS, SECOND ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: DEED INSTRUMENT NO. 20090430000159150.

Commonly known as: 1419 Secretariat Dr, Helena, AL 35080-4135

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/09/2017 09:42:55 AM
\$191.50 CHERRY
20171109000406090

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.