

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Kelsey Manley and Ross Manley
4568 Eagle Point Drive
Birmingham, AL 35242

WARRANTY DEED

20171206000437460
12/06/2017 01:43:12 PM
DEEDS 1/2

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Twenty-Four Thousand Nine Hundred And No/100 Dollars (\$324,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Russell J Anthony and Gwen H. Anthony, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kelsey Manley and Ross Manley (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 304, according to the Map and Survey of Eagle Point, Third Sector, Phase 2, as recorded in Map Book 18, Page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.



Subject to a third party mortgage in the amount of \$292,410.00 executed and recorded simultaneously herewith.

NOTE: Russell J. Anthony, also known as Russell L. Anthony and Gwen H. Anthony, also known as Mary G. Anthony, Mary H. Anthony, and Mary Hadaway Anthony.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights 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.

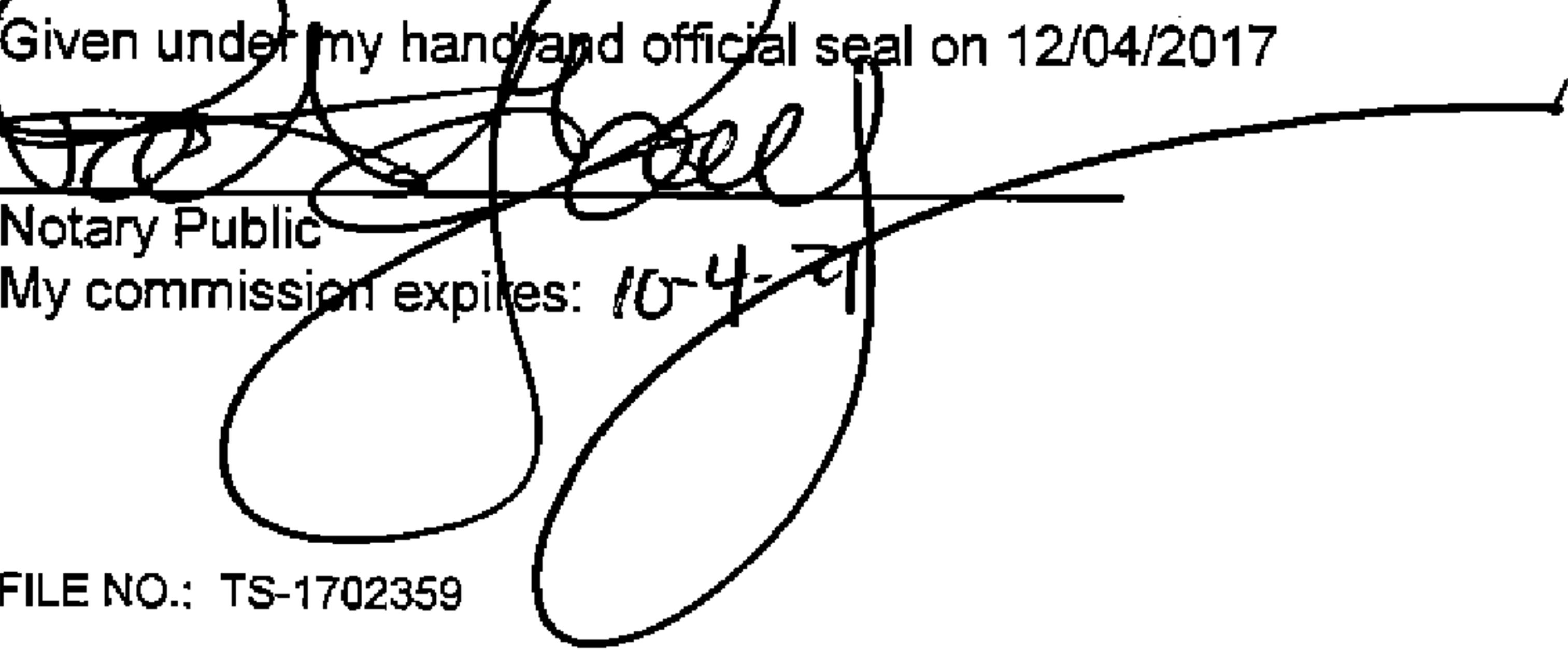
Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 4, 2017.

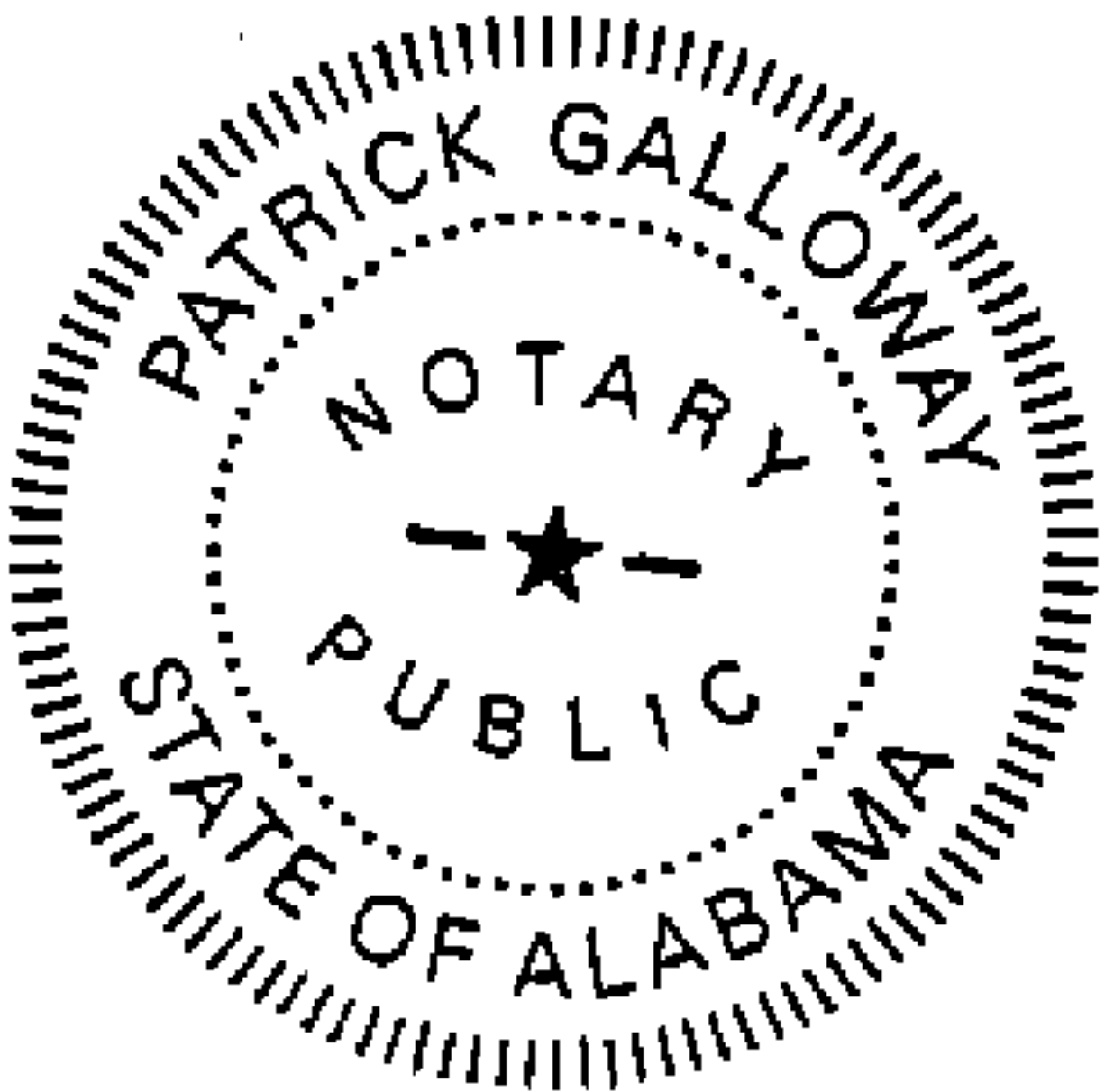

Russell J Anthony

Gwen H. Anthony

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Russell J Anthony and Gwen H. Anthony whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 4th day of December, 2017 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 on 12/04/2017

Notary Public
My commission expires: 10-4-21

FILE NO.: TS-1702359



Real Estate Sales Validation Form

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

Grantor's Name Russell J Anthony and Gwen H. Anthony

Grantee's Name Kelsey Manley and Ross Manley

Mailing Address 4568 Eagle Point Drive
Birmingham, AL 35242Mailing Address 4849 Winnebago Drive
Hoover 35244Property Address 4568 Eagle Point Drive
Birmingham, AL 35242

Date of Sale December 4, 2017

Total Purchase Price \$324,900.00

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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - Russell J Anthony and Gwen H. Anthony, 4568 Eagle Point Drive,
Birmingham, AL 35242.

Grantee's name and mailing address - Kelsey Manley and Ross Manley, 4849 Winnebago Drive, Hoover 35244.

Property address - 4568 Eagle Point Drive, Birmingham, AL 35242

Date of Sale - December 4, 2017.

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 with 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: December 4, 2017

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 12/06/2017 01:43:12 PM
 \$50.50 CHERRY
 20171206000437460