

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P.O. Box 653  
Birmingham, AL 35201

Send Tax Notice To: Kristi Kacille Averette  
James Averette  
5448 South Shades Crest Road  
Bessemer, AL 35022

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama } Know All Men by These Presents: 20171220000453570  
Shelby County 12/20/2017 02:11:23 PM  
DEEDS 1/3

That in consideration of the sum of **One Hundred Seventy Nine Thousand Dollars and No Cents (\$179,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **David M. Ammons and Sherry A. Ammons, husband and wife, whose mailing address is 50 Bentley Circle, Shelby, AL 35143** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Kristi Kacille Averette and James Averette, whose mailing address is 5448 South Shades Crest Road, Bessemer, AL 35022** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 5448 South Shades Crest Road, Bessemer, AL 35022**; to wit;

LOT 1, ACCORDING TO THE SURVEY OF BLUFF RIDGE ESTATES, AS RECORDED IN MAP BOOK 18, PAGE 85 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$148,860.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

**Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Subject to:**

- All taxes for the year 2017 and subsequent years, not yet due and payable.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
- Rights or claims of parties in possession not shown by the public records.
- Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
- Such state of facts as shown on subdivision plat recorded in Plat Book 18, Page 85.
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .
- Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.
- Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 18, Page 85.
- Building setback line of 40 feet reserved from northerly side and Bluff Road as shown by plat.
- Easements as shown by recorded plat, including 10 feet along the southeasterly and southwesterly sides of lot.
- Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 352, Page 733 and Real 267, page 890 in the Probate Office of Shelby County, Alabama.
- Right of Ways granted to Alabama Power Company by instrument recorded in Deed Book 138, page 228; Deed Book 138, page 350 and Deed Book 169 page 22 in the Probate Office.
- Easements to Alabama Power Company as shown by instrument recorded in Deed Book 368 page 604 in Probate Office.
- Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 382, Page 751.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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 (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of December, 2017.

  
David M. Ammons

  
Sherry A. Ammons

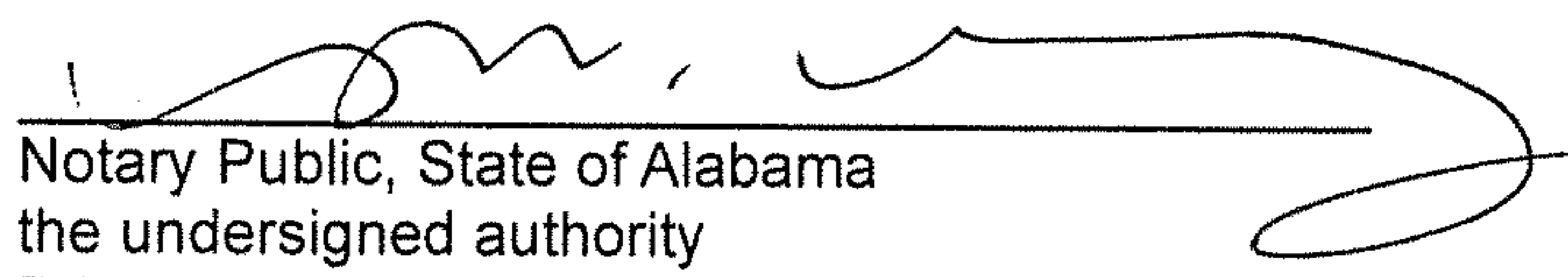
State of Alabama

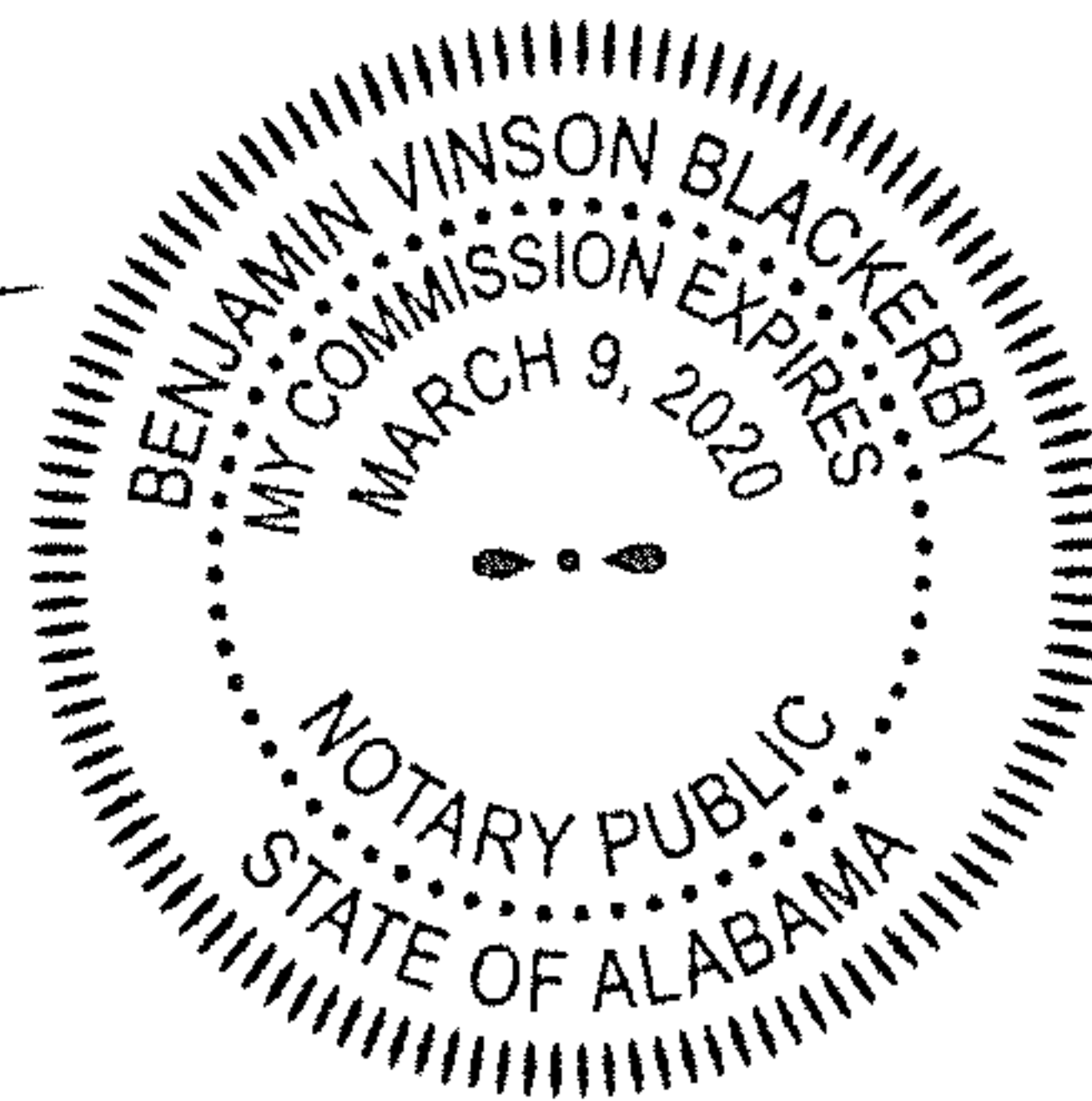
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that David M. Ammons and Sherry A. Ammons, husband and wife 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 the 18th day of December, 2017.

  
Notary Public, State of Alabama  
the undersigned authority  
Printed Name of Notary  
My Commission Expires: 3-9-20





Real Estate Sales Validation Form

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

Grantor's Name	David M. Ammons Sherry A. Ammons	Grantee's Name	Kristi Kacille Averette James Averette
Mailing Address	50 Bentley Circle Shelby, AL 35143	Mailing Address	5448 South Shades Crest Road Bessemer, AL 35022
Property Address	5448 South Shades Crest Road Bessemer, AL 35022	Date of Sale	December 18, 2017
		Total Purchase Price	\$179,000.00
		or	
		Actual Value	
20171220000453570 12/20/2017 02:11:23 PM DEEDS 3/3		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 checked="" 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.

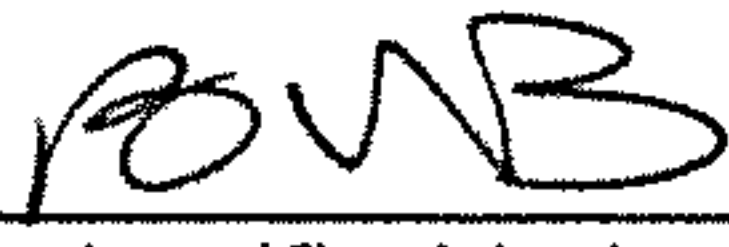

Date of Sale - the date on which interest to the property was conveyed.

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 of 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	December 15, 2017	Print	David M. Ammons
Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/20/2017 02:11:23 PM  
\$51.50 CHERRY  
20171220000453570