

20171221000456020
12/21/2017 03:07:48 PM
DEEDS 1/2

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Bruce M. Furlow and Pamela D. Furlow
1056 Pine Valley Dr.
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Fifty-Eight Thousand Five Hundred And No/100 Dollars (\$158,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Hubert J. Little, III and Yvonne Harris Little, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Bruce M. Furlow and Pamela D. Furlow (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 230, according to the Survey of the Reserve at Timberline Phase 3, as recorded in Map Book 38, Page 53, in the Office of the Judge of Probate of 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 \$142,650.00 executed and recorded simultaneously herewith.

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 19, 2017.

Hubert J. Little, III

Yvonne Harris Little

STATE OF Arizona
COUNTY OF Yuma

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Hubert J. Little, III and Yvonne Harris Little whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 19 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 19 / 2017

Notary Public
My commission expires:

FILE NO.: TS-1702484

Real Estate Sales Validation Form

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

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Grantor's Name Hubert J. Little, III and Yvonne
Harris Little

Grantee's Name Bruce M. Furlow and Pamela D.
Furlow

Mailing Address 35511 N. Donovan Drive
Queen Creek, AZ 85142

Mailing Address 5843 Hickory Grove Rd
Milton, FL 32570

Property Address 1056 Pine Valley Dr.
Calera, AL 35040

Date of Sale December 20, 2017

Total Purchase Price \$158,500.00

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 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 - Hubert J. Little, III and Yvonne Harris Little, 35511 N. Donovan Drive,
Queen Creek, AZ 85142.

Grantee's name and mailing address - Bruce M. Furlow and Pamela D. Furlow, 5843 Hickory Grove Rd, Milton, FL
32570.

Property address - 1056 Pine Valley Dr., Calera, AL 35040

Date of Sale - December 20, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/21/2017 03:07:48 PM
\$34.00 CHERRY
20171221000456020

James W. Fuhrmeister

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: December 20, 2017

Sign

James W. Fuhrmeister