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02/05/2018 09:11:01 AM
DEEDS 1/4

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Michael & Tammy Wells
4759 Sandpiper Ln.
Hoover, AL 35244

GENERAL WARRANTY DEED
Joint Tenant with Rights of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}
}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty Thousand and NO/100 Dollars (\$260,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Marilyn Ruth Hanscome, by and through Donald Irving Fincher, her Agent and Attorney In Fact, and her husband, Craig William Hanscome, by and through Donald Irving Fincher, his Agent and Attorney In Fact, and Daniel Paul Hanscome, by and through Donald Irving Fincher, his Agent and Attorney In Fact, and his wife Amy Christina Hanscome, by and through Donald Irving Fincher, her Agent and Attorney In Fact

(herein referred to as Grantors), grants, bargains, sells and conveys unto

Michael D. Wells and Tammy S. Wells

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 16, according to the Map of Audubon Forest, as recorded in Map Book 8, Page 126, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantors and current taxes due.

\$ 85,000 of the above consideration was secured by and through the purchase money mortgages closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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, the said GRANTORS have hereunto set their hands and seals individually and through their Agent and Attorney in Fact on the dates stated in the Notary Acknowledgment, however the same shall not be effective until the 12th day of January, 2018.

*Marilyn Ruth Hanscome, by and through
Donald Irving Fincher, her Agent and
Attorney in Fact*

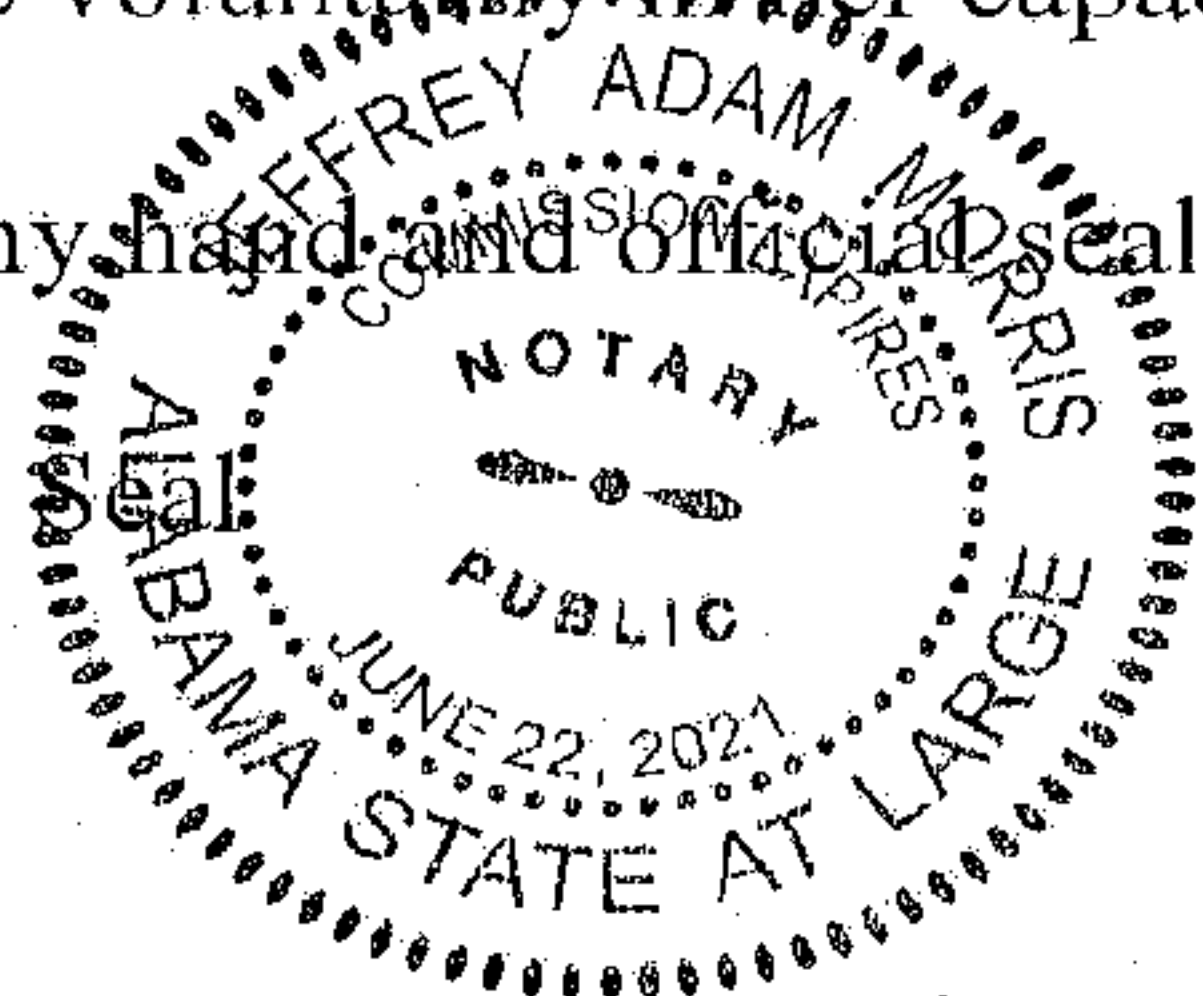
(SEAL)
Marilyn Ruth Hanscome, by and through Donald
Irving Fincher, her Agent and Attorney In Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald Irving Fincher**, whose name as Agent for Marilyn Ruth Hanscome, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily in her capacity as Agent on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2018.

Notary



Notary Public:
My commission expires:

*Craig William Hanscome, by and through Donald Irving Fincher,
his Agent and Attorney in Fact*

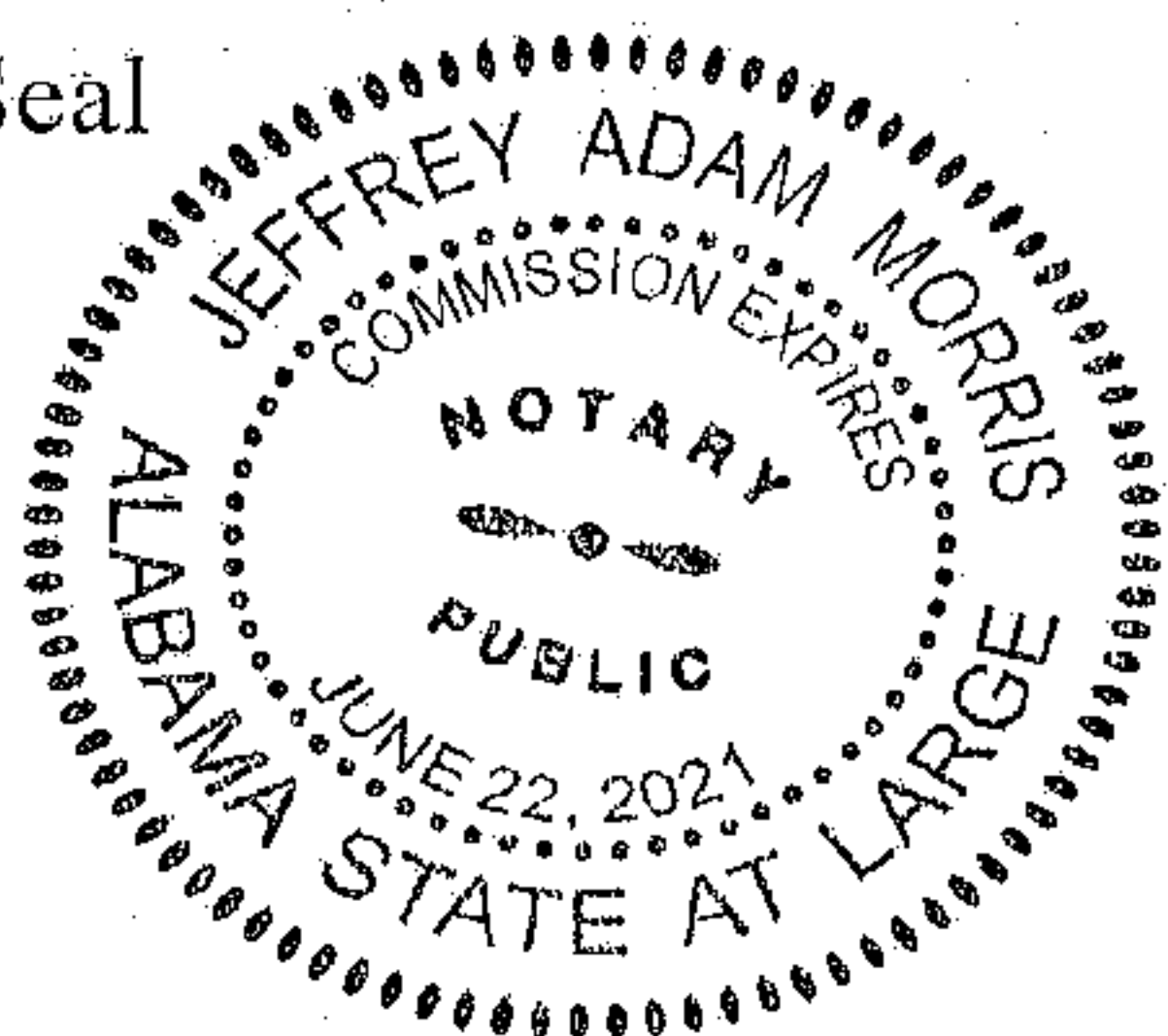
(SEAL)
Craig William Hanscome, by and through Donald
Irving Fincher, his Agent and Attorney In Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald Irving Fincher**, whose name as Agent for Craig William Hanscome, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily in her capacity as Agent on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2018.

Notary Seal



Notary Public:
My commission expires:

Daniel Paul Hanscome, by and through Donald Irving Fincher, his Agent and Attorney In Fact

(SEAL)

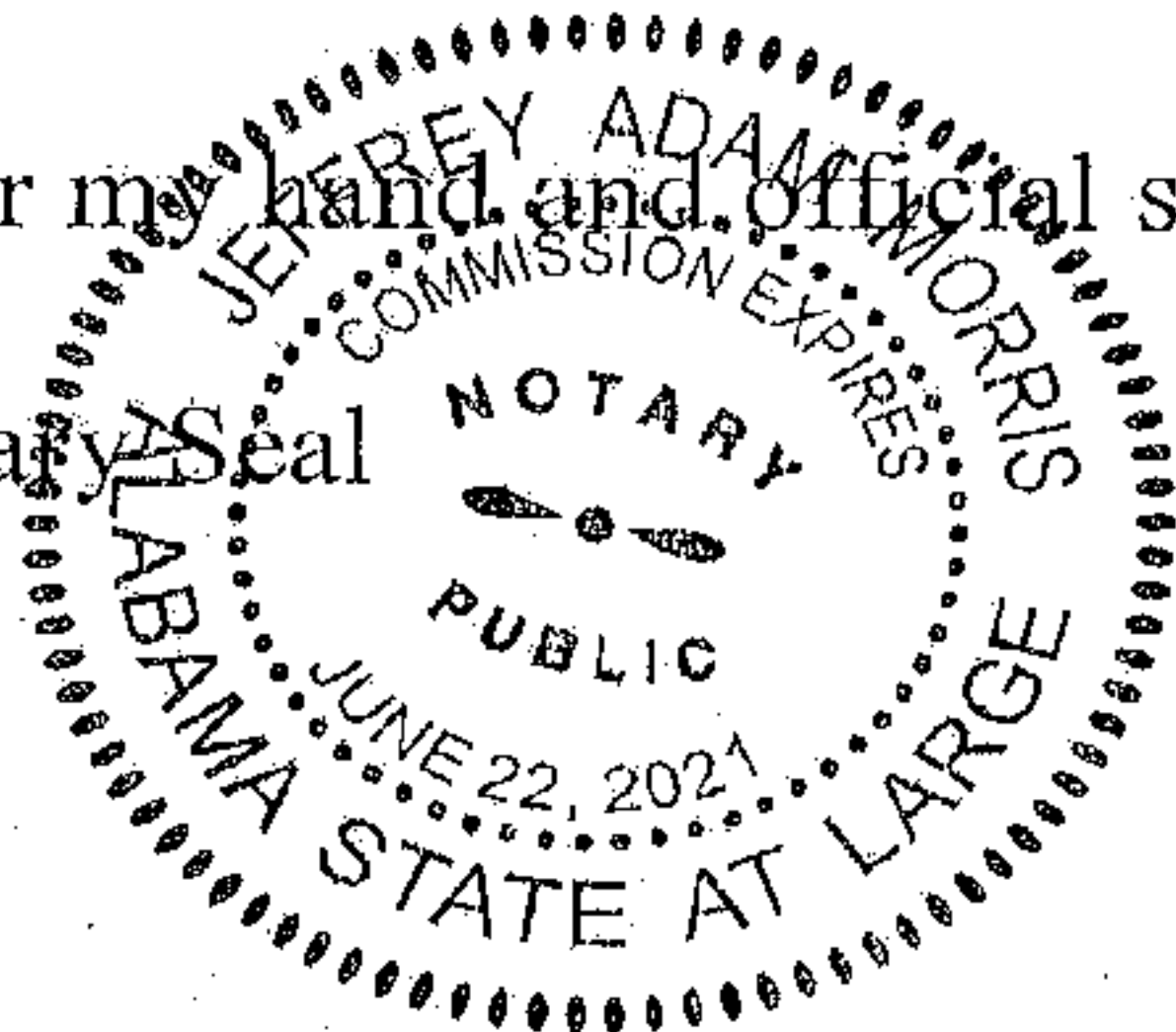
Daniel Paul Hanscome, by and through Donald Irving Fincher, his Agent and Attorney In Fact

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald Irving Fincher**, whose name as Agent for Daniel Paul Hanscome, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily in her capacity as Agent on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2018.

Notary Seal



Notary Public:

My commission expires:

Amy Christina Hanscome, by and through Donald Irving Fincher, her Agent and Attorney In Fact

(SEAL)

Amy Christina Hanscome, by and through Donald Irving Fincher, her Agent and Attorney In Fact

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald Irving Fincher**, whose name as Agent for Amy Christina Hanscome, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily in her capacity as Agent on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2018.

Notary Seal



Notary Public:

My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name Daniel Hanscome
 Mailing Address 5019 Mark Tr.
Bham, AL 35242

Grantee's Name Michael & Tammy Wells
 Mailing Address 4759 Sandpiper Ln.
Hoover, AL 35244

Property Address 4759 Sandpiper Ln.
Hoover, AL
35244

Date of Sale 2-2-18
 Total Purchase Price \$ 260,000

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 _____

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 2-2-18

Print James Y...

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/05/2018 09:11:01 AM
 \$199.00 CHERRY
 20180205000037690

James Y...