

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

Send Tax Notice To:
Clemen Terry
Anselmo Cruz Cruz
1036 Navajo Trail
Alabaster, AL 35007

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Forty-Five Thousand Dollars and NO/100 (\$145,000.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Ann N. Franks, a single person, by and through Paige Ann Franks, her Agent** (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Clemen M. Terry and Anselmo Cruz Cruz** (herein referred to as **Grantee** whether one or more), 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 15, Block 3 according to the Survey of Navajo Hills, Second Sector as recorded in Map Book 5, Page 24, Shelby County, Alabama Records.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Ann N. Franks and Ann Nelson Franks are one and the same person. She is the surviving grantee of deed recorded in Instrument 20030205000069260 in Shelby County, Alabama. The other grantee, William N. Franks, died on or about February 3, 2015.

\$ 142,373 of the above consideration was secured by and through the purchase money mortgage closed 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 I do for myself, and my heirs executors and administrators covenant with the said Grantee(s), 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 I have good right to sell and convey the same as aforesaid; that I will and my 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 undersigned GRANTOR has hereunto set his/her hand and seal,
this 2nd day of March, 2018.

Ann N. Franks by Paige Ann Franks
Ann N. Franks, by Paige Ann Franks, her Agent her Agent

STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Paige Ann Franks, whose name as Agent for **Ann N. Franks** 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of March, 2018.

Notary Seal

[Signature]
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 Paige Franks
Mailing Address 337 Willow Glen CT
Alabaster, AL 35007

Grantee's Name Clemen Terry
Mailing Address Anselmo Cruz
1036 Navajo Trail
Alabaster, AL 35007

Property Address 1036 Navajo Trail
Alabaster, AL 35007

Date of Sale 3-5-18
Total Purchase Price \$ 145,000

or
Actual Value \$

or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2018 01:00:08 PM
\$24.00 CHERRY
20180306000072990

Signature

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 3-5-18

Print James Yo...