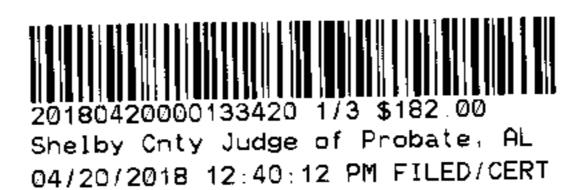
SEND TAX NOTICE TO:
Doug and Nina Adair
9045 Eagle Valley Lane
Birmingham AL 35242

This Instrument was prepared by:

Hayes D. Brown Attorney at Law P.O. Box 530243 Birmingham AL 35253



Shelby County, AL 04/20/2018 State of Alabama Deed Tax:\$160.00

## WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA SHELBY COUNTY

Know all men by these presents, that in consideration of Ten dollars (\$10.00) and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Theresa M. LoMonaco, a single woman, Douglas C. Adair, a married man and Nina T. Adair his wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **Douglas C. Adair and Nina T. Adair** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1606, according to the Survey of Eagle Point, 16<sup>th</sup> Sector, as recorded in Map Book 27, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions and easements of record.

Subject to any mineral or mineral rights leased, granted or retained by prior owners.

Subject to that certian mortgage to Renasant Bank, and its assigns recorded at 20121210000472400 in the Office of the Judge of Probate of Shelby County, Alabama.

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 the parties to this conveyance, that (unless the joint tenancy hereby 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 6th day of April, 2018.

WITNESS:	
	Theresa m. Lomoco
	Theresa M. LoMonaco
	Douglas C. Adair,
	<u>Mina Jakain</u>
	Nina T. Adair

## STATE OF ALABAMA **COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Theresa M. LoMonaco, a single woman, Douglas C. Adair, a married man and Nina T. Adair his wife whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of April, 2018.

Notary Public

My Commission Expires: 4/25/21

Shelby Cnty Judge of Probate, AL 04/20/2018 12:40:12 PM FILED/CERT

## **Real Estate Sales Validation Form** This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	Theresa M. LoMonaco 9045 Eagle Valley Lane Birmingham, AL 35242	Mailing Address	Dauglas C. Adair Nina T. Adair 9045 Eagle Valley Lane Birmingham, AL35	
Property Address	Go45 Eagle Valley Lane Birmingham, AL 35242	or Actual Value or	\$ \$ \$ 479.900.00 13~	
(check one) (Reco Bill of Sale Sales Contra Closing State If the conveyance	e or actual value claimed on this form redation of documentary evidence is not required.	not required) appraisal Other Shelby County Ia;	wing documentary evidence:  x Record 093070002002./	
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.				
current use valuat	rided and the value must be determined by tion, of the property as determined by erty tax purposes will be used and the n).	y the local official charged v	with the responsibility of valuing	
accurate. I furthe	st of my knowledge and belief that t r understand that any false statemer in <u>Code of Alabama 1975</u> § 40-22-1	its claimed on this form may	this document is true and result in the imposition of the	
Date ou - 06	ed	Print: Ning T  Sign: My M  Grantor/Gra	Adair S.A.A. Intee/Owner/Agent (circle one)	
20180420000133420 3 Shelby Cnty Judge o		Grantor/Gra	Form RT-1	

04/20/2018 12:40:12 PM FILED/CERT