

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Larry G. Jenkins, Jr. and Kellie A. Jenkins
5241 Roy Drive, Unit B
Helena, AL 35080

20180425000138430

04/25/2018 09:34:32 AM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Two Thousand And No/100 Dollars (\$182,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Thomas A. Gardner and Jennifer S. Gardner, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Larry G. Jenkins, Jr. and Kellie A. Jenkins (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.

A part of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 20 South, Range 3 West and also being a portion of Block 5 of the Boundary Survey of Frank E "Buck" Cox Property as recorded in Map Book 8, Page 21 in the Probate Office of Shelby County, Alabama being more particularly described as follows:

Begin at the Southwest corner of Block 6 of Frank E. Cox Property, a Map of which is recorded in Map Book 8, Page 21 in the Office of the Judge of Probate Office of Shelby County, Alabama; thence run Southwesterly along the South line of Block 5 for 130.00 feet; thence 90°00' right run 132.00 feet; thence 90°00' right run 130.00 feet; thence 90°00' right run 132.00 feet to the point of beginning in the Office of the Judge of Probate of Shelby County, Alabama; being situated in 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 \$185,913.00 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 April 23, 2018.

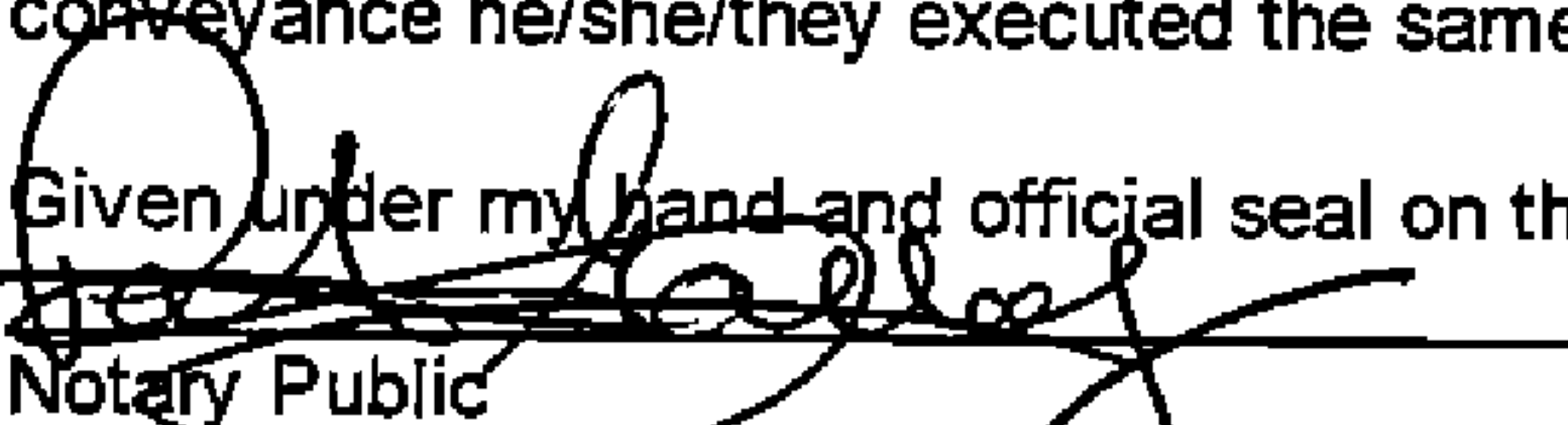

Thomas A. Gardner


Jennifer S. Gardner

STATE OF Alabama
COUNTY OF JEFFERSON

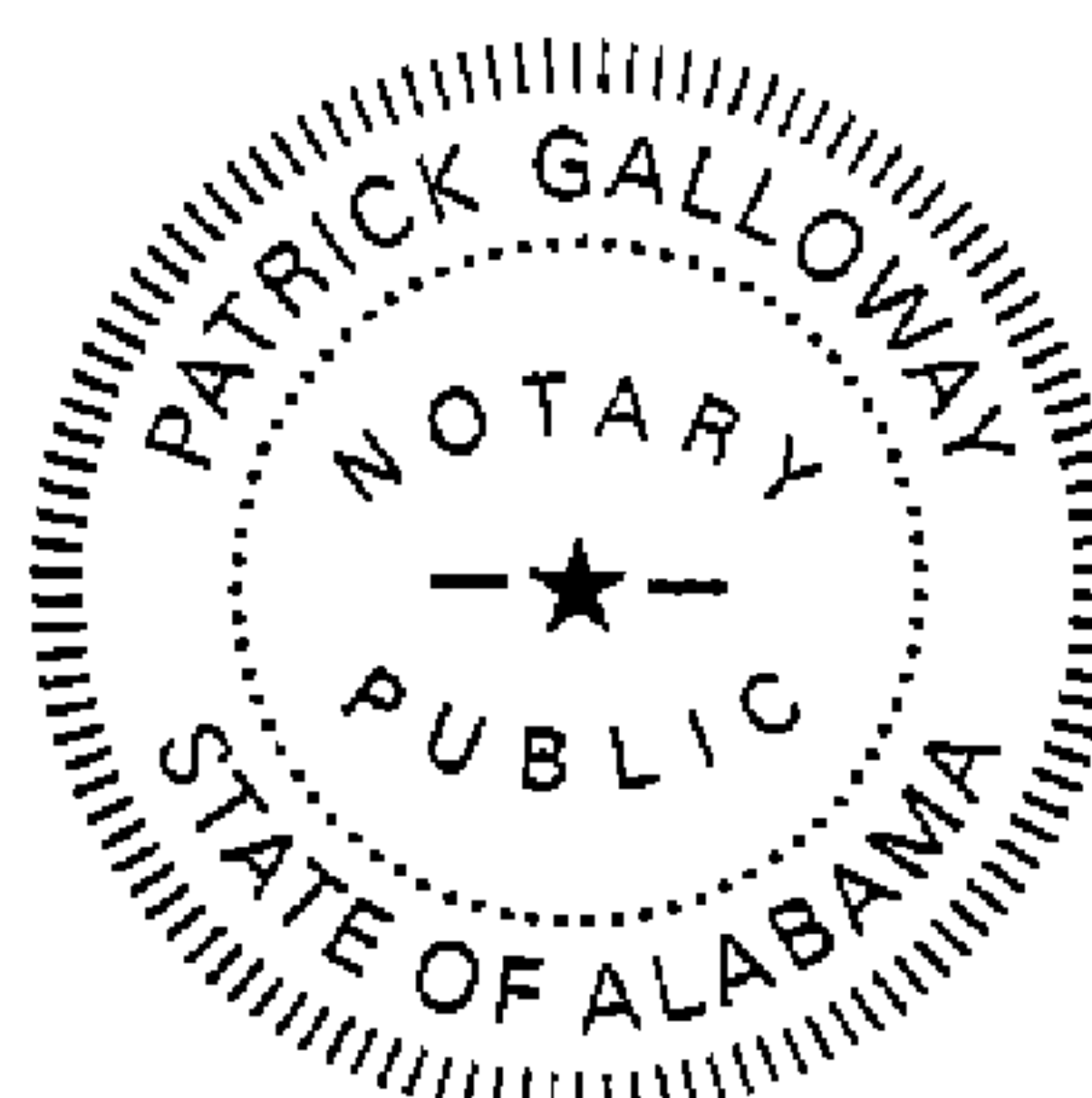
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Thomas A. Gardner and Jennifer S. Gardner whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 23 day of April, 2018.


Notary Public

My commission expires:

10-4-19



Real Estate Sales Validation Form

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

Grantor's Name Thomas A. Gardner and Jennifer S. Gardner Grantee's Name Larry G. Jenkins, Jr. and Kellie A. Jenkins

Mailing Address 5241 Roy Drive, Unit B
Helena, AL 35080

Mailing Address PO Box 268
Forkland, AL 36740

Property Address 5241 Roy Drive, Unit B
Helena, AL 35080

Date of Sale April 23, 2018

Total Purchase Price \$182,000.00

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 - Thomas A. Gardner and Jennifer S. Gardner, 5241 Roy Drive, Unit B, Helena, AL 35080.

Grantee's name and mailing address - Larry G. Jenkins, Jr. and Kellie A. Jenkins, PO Box 268, Forkland, AL 36740.

Property address - 5241 Roy Drive, Unit B, Helena, AL 35080

Date of Sale - April 23, 2018.

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: April 23, 2018

Sign [Signature]
Agent

[Signature]



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/25/2018 09:34:32 AM
\$19.00 CHERRY
20180425000138430