

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

SEND TAX NOTICE TO:
April Cole Corey and P. Christian Corey
1040 Parkwood Road
Birmingham, AL 35242

20180511000162070

05/11/2018 10:24:21 AM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Twenty-Five Thousand And No/100 Dollars (\$425,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, James E. Fairly and Crissy P. Fairly, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto April Cole Corey and P. Christian Corey (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 2808, according to the Survey of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, Page 30, in the Probate Office of Shelby County.

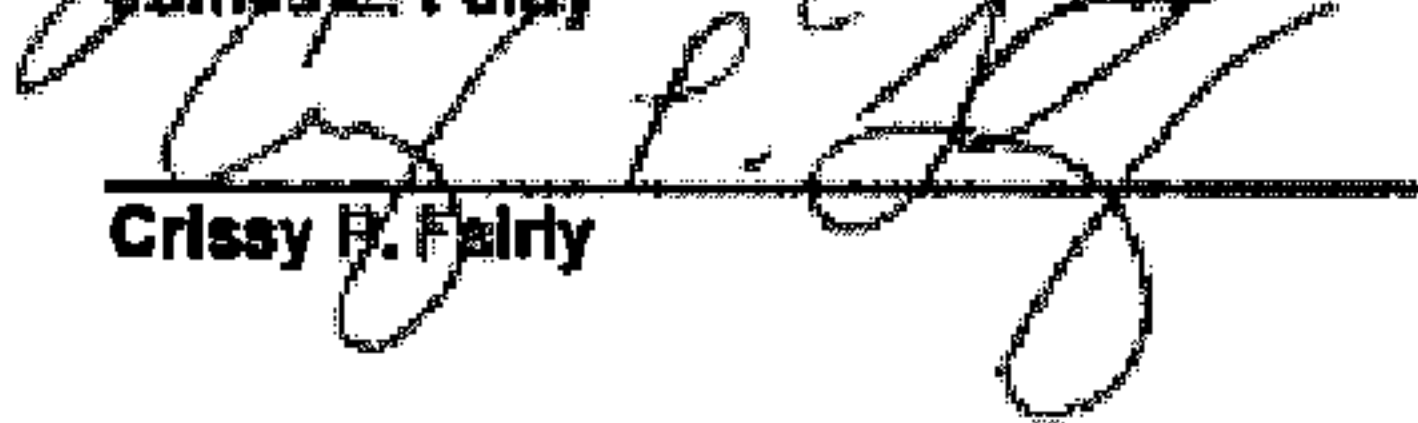
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$340,000.00 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 May 10, 2018.


James E. Fairly

Crissy P. Fairly

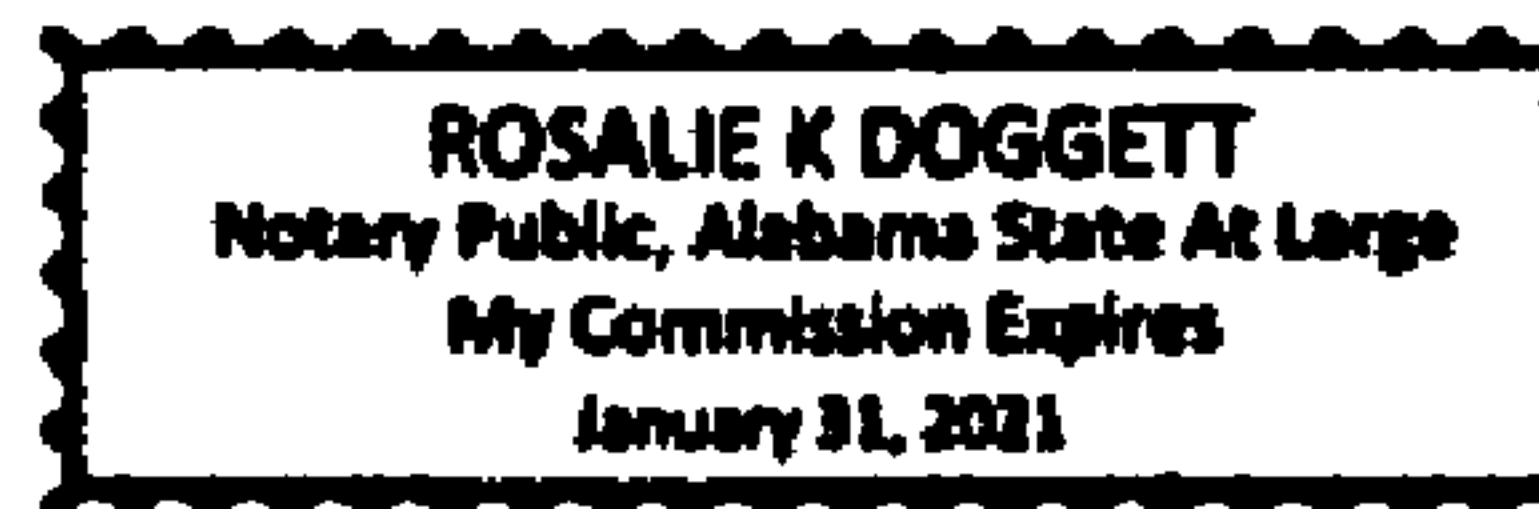
STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify James E. Fairly and Crissy P. Fairly whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 10 day of May, 2018.

Notary Public

My commission expires: 1/31/21



FILE NO.: TS-1800626

20180511000162070 05/11/2018 10:24:21 AM DEEDS 2/2

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

Grantor's Name James E. Fairly and Crissy P. Fairly Grantee's Name April Cole Corey and P. Christian Corey
Mailing Address _____ Mailing Address 1040 Parkwood Road
Birmingham, AL 35242

Property Address 1040 Parkwood Road
Birmingham, AL 35242 Date of Sale May 10, 2018
Total Purchase Price \$425,000.00
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 - James E. Fairly and Crissy P. Fairly, . .

Grantee's name and mailing address - April Cole Corey and P. Christian Corey, 1040 Parkwood Road,
Birmingham, AL 35242.

Property address - 1040 Parkwood Road, Birmingham, AL 35242

Date of Sale - May 10, 2018.

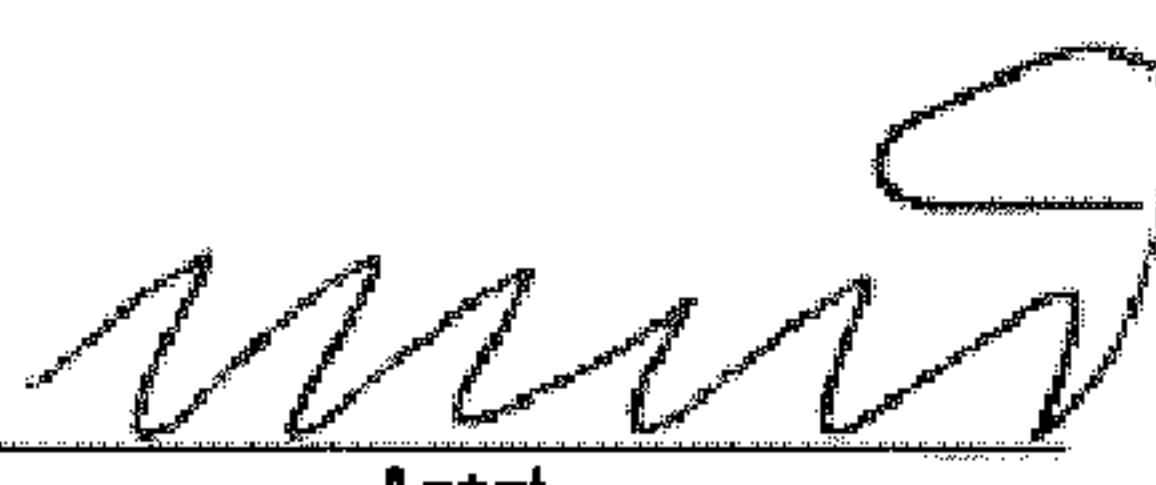
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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: May 10, 2018

Sign 
Agent

Validation Form

TS-1800626



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/11/2018 10:24:21 AM
\$103.00 CHERRY
20180511000162070

