

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

SEND TAX NOTICE TO:
King Thomas and LaTasha Thomas
1851 20th Avenue
Calera, AL 35040

WARRANTY DEED

20180521000174450

05/21/2018 10:33:21 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighteen Thousand Three Hundred Seventy And No/100 Dollars (\$118,370.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, George H. Clarke and Jane S. Clarke, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto King Thomas and LaTasha Thomas (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 3 and the North 50 feet of Lot 4, Calmont Heights, as recorded in Map Book 3, Page 140, in the Probate Office of 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 \$116,225.00 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 17, 2018.

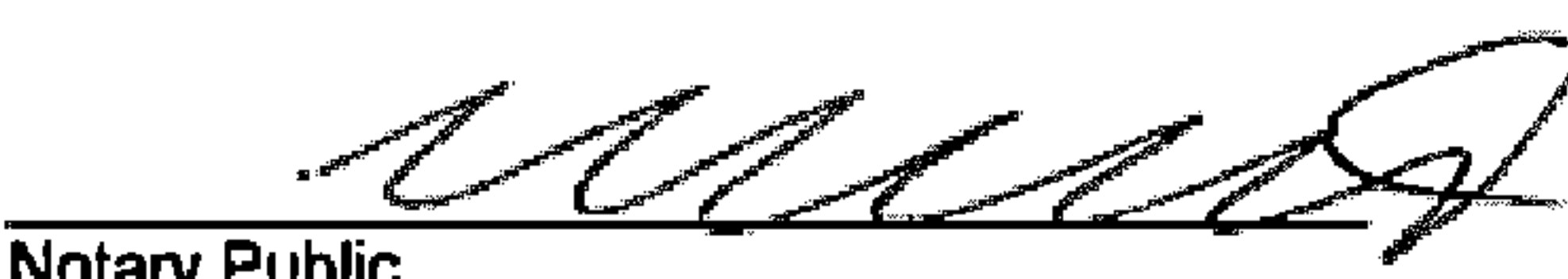

George H. Clarke


Jane S. Clarke

STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify George H. Clarke and Jane S. Clarke 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 17 day of May, 2018.


Notary Public

My commission expires: 1/31/21

ROSALIE K DOGGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

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

Grantor's Name	George H. Clarke and Jane S. Clarke	Grantee's Name	King Thomas and LaTasha Thomas
Mailing Address	1851 20th Avenue Calera, AL 35040	Mailing Address	1622 Garden Place Hoover, AL 35216
Property Address	1851 20th Avenue Calera, AL 35040	Date of Sale	May 17, 2018
		Total Purchase Price	\$118,370.00
		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 - George H. Clarke and Jane S. Clarke, 1851 20th Avenue, Calera, AL 35040.

Grantee's name and mailing address - King Thomas and LaTasha Thomas, 1622 Garden Place, Hoover, AL 35216.

Property address - 1851 20th Avenue, Calera, AL 35040

Date of Sale - May 17, 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 17, 2018

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/21/2018 10:33:21 AM
 \$20.50 CHERRY
 20180521000174450