20180604000195510 06/04/2018 12:53:48 PM DEEDS 1/3

Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226 Send Tax Notice to: Tommy Lam & Karen My Lam

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$390,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **DAVID T. LINDSEY** and KATHY L. LINDSEY, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **TOMMY LAM and KAREN MY LAM** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 132, according to the Final Record Plat of Greystone Farms Milners Crescent Sector, Phase 2, recorded in Map Book 21, Page 33, in the Probate Office of Shelby County, A.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$250,000.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 1st day of June, 2018.

DAVID T. LINDSEY	
Stille J. Linker	
KATHY L. LINDSEY	
STATE OF ALABAMA)
COUNTY OF JEFFERSON	j (

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **DAVID** T. LINDSEY and KATHY L. LINDSEY, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of June, 2018.

NOTARY RUBLIC

My commission expires:

MALCOLM S. MCLEOD
My Commission Expires
August 15, 2018

Real Estate Sales Validation Form

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

	ins bookinent made be med in accordan	oc mini ocac oi Aiabama i	010,00000,70 == ,		
Grantor's Name	DAVID T. LINDSEY and KATHY L. LINDSEY	TOMMY LAM and KAREN MY Grantee's NameLAM			
Mailing Address	4304 MILNER ROAD W.	Mailing Addres	s4304 MILNER ROAD W.		
	BIRMINGHAM, AL 35242		BIRMINGHAM, AL 35242		
Property Address	4304 MILNER ROAD W. BIRMINGHAM, AL 35242	Date of Sale June 1, 2018			
DIKWINGHAW, AL 35242		Total Purchase Price\$390,000.00			
		or			
		Actual Value	<u>\$</u>		
•		or Assessor's Market Valu	e <u>\$</u>		
•	e or actual value claimed on this form ca of documentary evidence is not required		ng documentary evidence: (check		
Bill of SaleBales Contract		Appraisal Other			
X Closing State			3 PM DEEDS 3/3		
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.					
<u> </u>	Inst	ructions			
Grantor's name a current mailing ac	nd mailing address - provide the name of dress.	the person or persons cor	nveying interest to property and their		
Grantee's name a conveyed.	nd mailing address - provide the name of	f the person or persons to	whom interest to property is being		
	- the physical address of the property bei perty was conveyed.	ng conveyed, if available. I	Date of Sale - the date on which		
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.					
	e property is not being sold, the true valu I for record. This may be evidenced by ar lue.				
valuation, of the p	ded and the value must be determined, the roperty as determined by the local official be used and the taxpayer will be penalized	charged with the respons	ibility of valuing property for property		
further understand	t of my knowledge and belief that the info that any false statements claimed on thi <u>1975</u> § 40-22-1 (h).				
Date June 1, 20	18	Print Malcolm S. McLe	eod		
Unattested		Sign Malmelin S. U	ledoc All		
	(verified by)	Sign <i>[/ latrotus - U</i> (Grantor/Gr	antee/Owner/Agent) circle one		
	Filed and Recorded Official Public Rec				

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/04/2018 12:53:48 PM

\$161.00 CHARITY

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Form RT-1 Alabama 08/2012 LSS