

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
SCOTT THOMPSON
120 SUTTON CIRCLE
BIRMINGHAM, AL 35242

WARRANTY DEED

20180605000196550
06/05/2018 09:01:38 AM
DEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Fifty Six Thousand and 00/100 Dollars (\$156,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, JO B. DICKINSON, an unmarried person, (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto SCOTT THOMPSON and KIMBERLY THOMPSON (herein referred to as “Grantees”), as Joint Tenants, with right of survivorship, all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

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.

JO B. DICKINSON IS THE SURVIVING GRANTEE OF DEED RECORDED IN INSTRUMENT NO. 2001-41733. THE OTHER GRANTEE, WALLACE DICKINSON, HAVING DIED ON OR ABOUT THE 6TH DAY OF OCTOBER, 2016.

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 shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto her hands and seals, this 4th day of JUNE, 2018.

JO B. Dickinson
JO B. DICKINSON

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JO B. DICKINSON, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of JUNE, 2018.

[Signature]
Notary Public

My Commission Expires: 9/18/2021

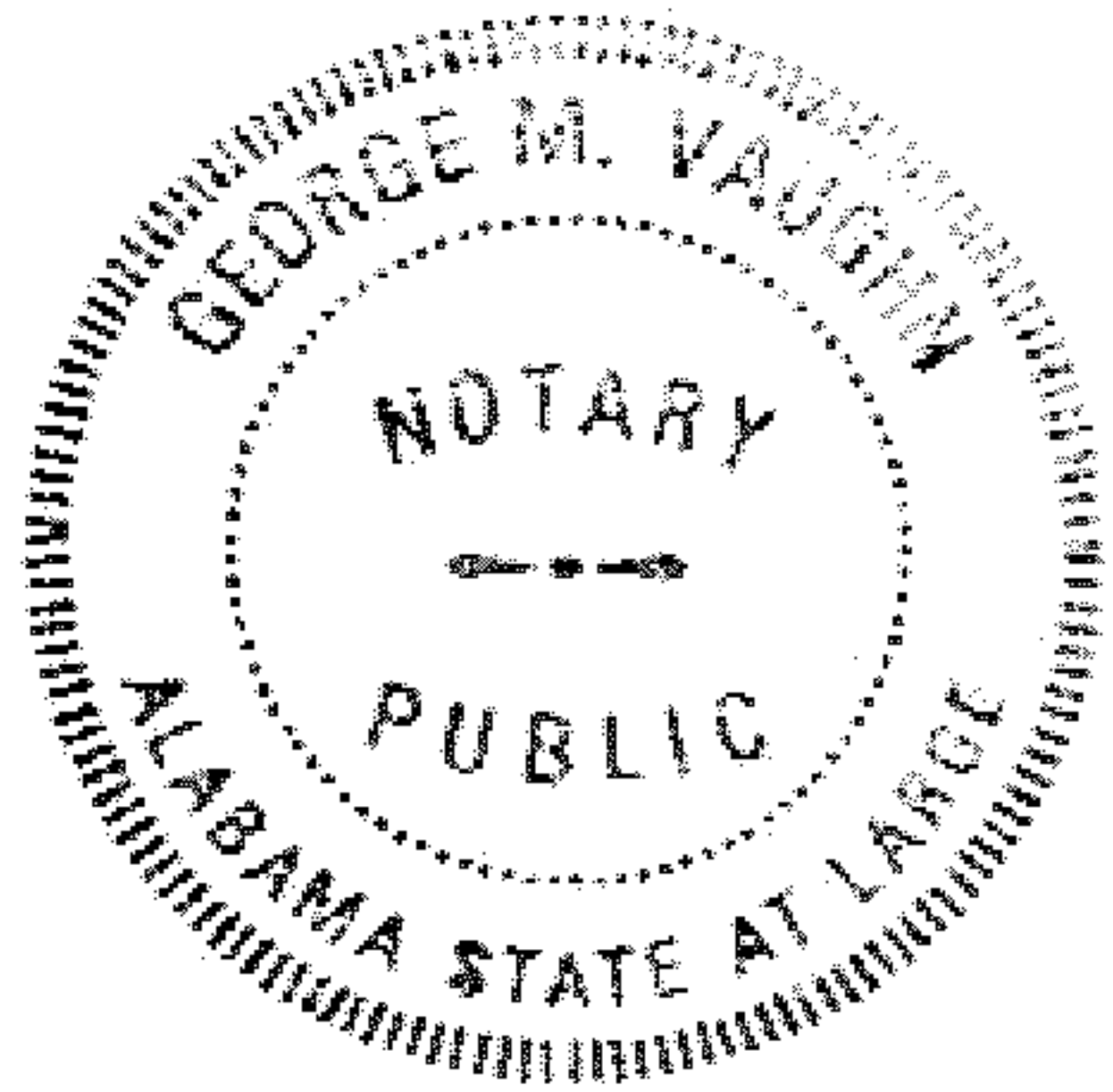


EXHIBIT A

LEGAL DESCRIPTION

Commence at a crimped iron pipe marking the locally accepted Southeast corner of the Southeast quart of the Northwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a westerly direction along the accepted South line of said quarter-quarter section 355.56 feet to the point of beginning of the herein described parcel; thence continue along the last described course in a Westerly direction 213.95 feet to the Easterly right-of-way of Dunnavant Valley Road (Shelby County Highway #41); thence turn an interior angle of 50°12'9" and run to the right in a Northeasterly direction along said right-of-way 210.27 feet; thence turn an interior angle of 129°31'22" and run to the right in an Easterly direction 216.92 feet; thence turn an interior angle of 49°40'46" and run to the right in a Southwesterly direction 211.39 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Scott Thompson
Mailing Address 120 Sutton Circle
Birmingham AL 35244

Grantee's Name Scott Thompson
Mailing Address 120 Sutton Circle
Birmingham AL 35244

Property Address 1100 Dunwoody Valley Road
Birmingham AL 35242

Date of Sale 6/4/2018

Total Purchase Price \$ 156,000

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 - 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.

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 6/4/2018

Print George Vaughn

Unattested

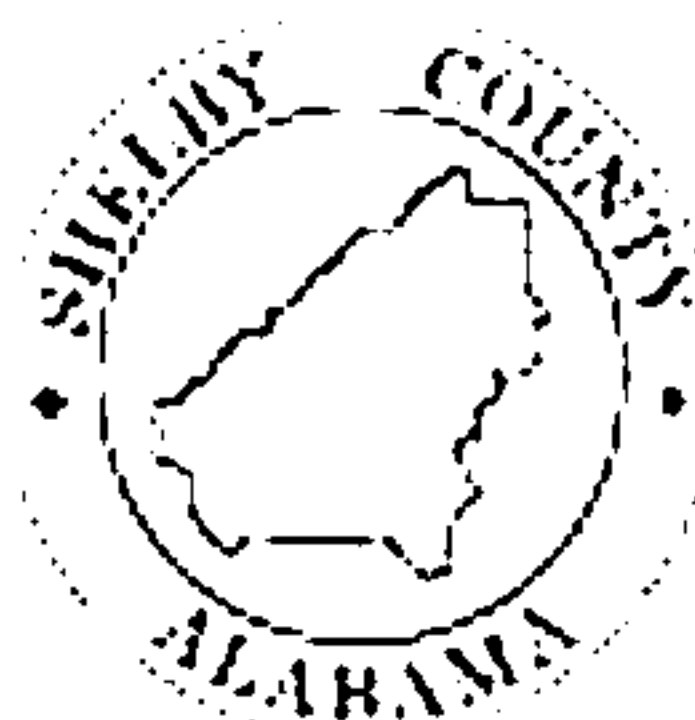
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20180605000196550 06/05/2018 09:01:38 AM DEEDS 4/4



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/05/2018 09:01:38 AM
\$180.00 CHARITY
20180605000196550

George Vaughn