

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35023

SEND TAX NOTICE TO:
Anthony S. Overton and Lisa W. Overton
1747 Oak Park Lane
Helena, AL 35080

WARRANTY DEED

20180702000234890

07/02/2018 01:48:33 PM

DEEDS 1/2

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Forty-Four Thousand And No/100 Dollars (\$344,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Martha Penton, a single person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Anthony S. Overton and Lisa W. Overton (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 306, according to the Survey of The Woodlands, Sector 3, as recorded in Map Book 33, Page 141, in the Office of the Judge of Probate, 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 \$326,800.00 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 this 1st day of
July, 20190.

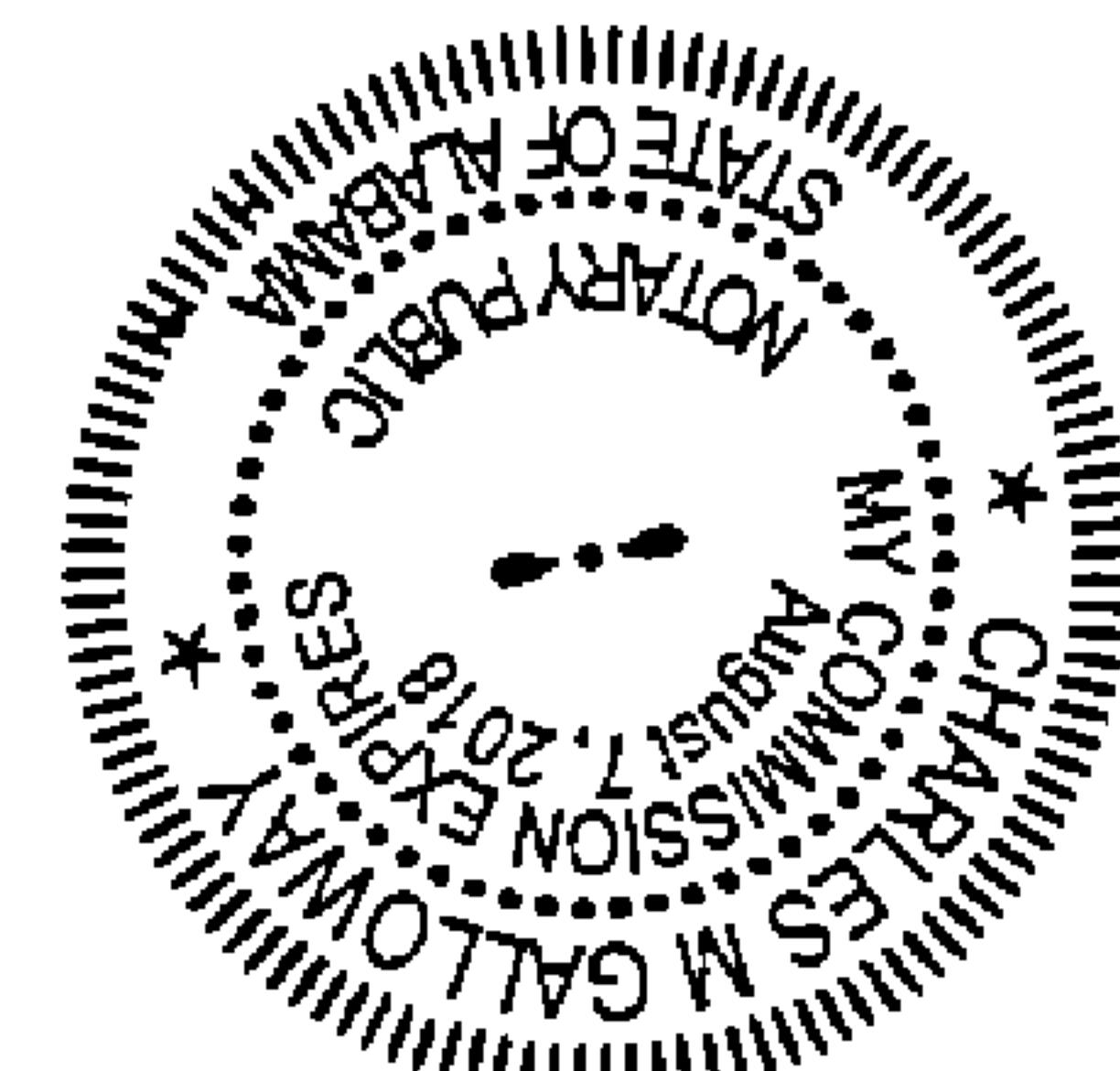
Martha Penton

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Martha Perton 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 12 day of January, 2018.

Notary Public
My commission expires:



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

Grantor's Name **Martha Penton**Grantee's Name **Anthony S. Overton and Lisa W. Overton**Mailing Address **1747 Oak Park Lane
Helena, AL 35080**Mailing Address **1747 Oak Park Lane
Helena, AL 35080**Property Address **1747 Oak Park Lane
Helena, AL 35080**Date of Sale **June 29, 2018**
Total Purchase Price **\$344,000.00****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 - **Martha Penton, 1747 Oak Park Lane, Helena, AL 35080.**

Grantee's name and mailing address - **Anthony S. Overton and Lisa W. Overton, 1747 Oak Park Lane, Helena, AL 35080.**

Property address - **1747 Oak Park Lane, Helena, AL 35080**

Date of Sale - **June 29, 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: **June 29, 2018**

Sign _____
Agent _____

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/02/2018 01:48:33 PM
\$35.50 CHERRY
20180702000234890

