

SEND TAX NOTICE TO:
Barry Randolph Chesney, Jr. and Courtney
Brunson Chesney
2070 Lakeview Lane
Birmingham, Alabama 35244

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180725000264320
07/25/2018 08:21:07 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Eighty One Thousand dollars & no cents (\$281,000.)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Timothy Wayne Franks and Sherry Franks, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Barry Randolph Chesney, Jr. and Courtney Brunson Chesney

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama, to-wit:**

LOT 27. ACCORDING TO THE SURVEY OF VALDAWOOD, AS RECORDED IN MAP BOOK 8, PAGE 6 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$ 264,184.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2008 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 8, Page 6 A & B.

Building setback line of 35 feet reserved from Lake View Lane as shown by plat.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 35 page 186, Misc. Book 2 page 298, Misc. Book 16 page 768 and Map Book 8 page 6 A & B in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 124 page 353, Deed Book 124 page 493, Deed Book 130 page 55, Deed Book 129 page 576, Deed Book 326 page 124, Deed Book 124 page 522 and Deed Book 111 page 267 in Probate Office.

Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 320 page 928 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 4 page 441 and Deed Book 111 page 625 in Probate Office.

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 herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this July 20, 2018.

_____ (Seal) Timothy Wayne Franks (Seal)
 Timothy Wayne Franks

_____ (Seal) Sherry Franks (Seal)
 Sherry Franks

STATE OF ALABAMA

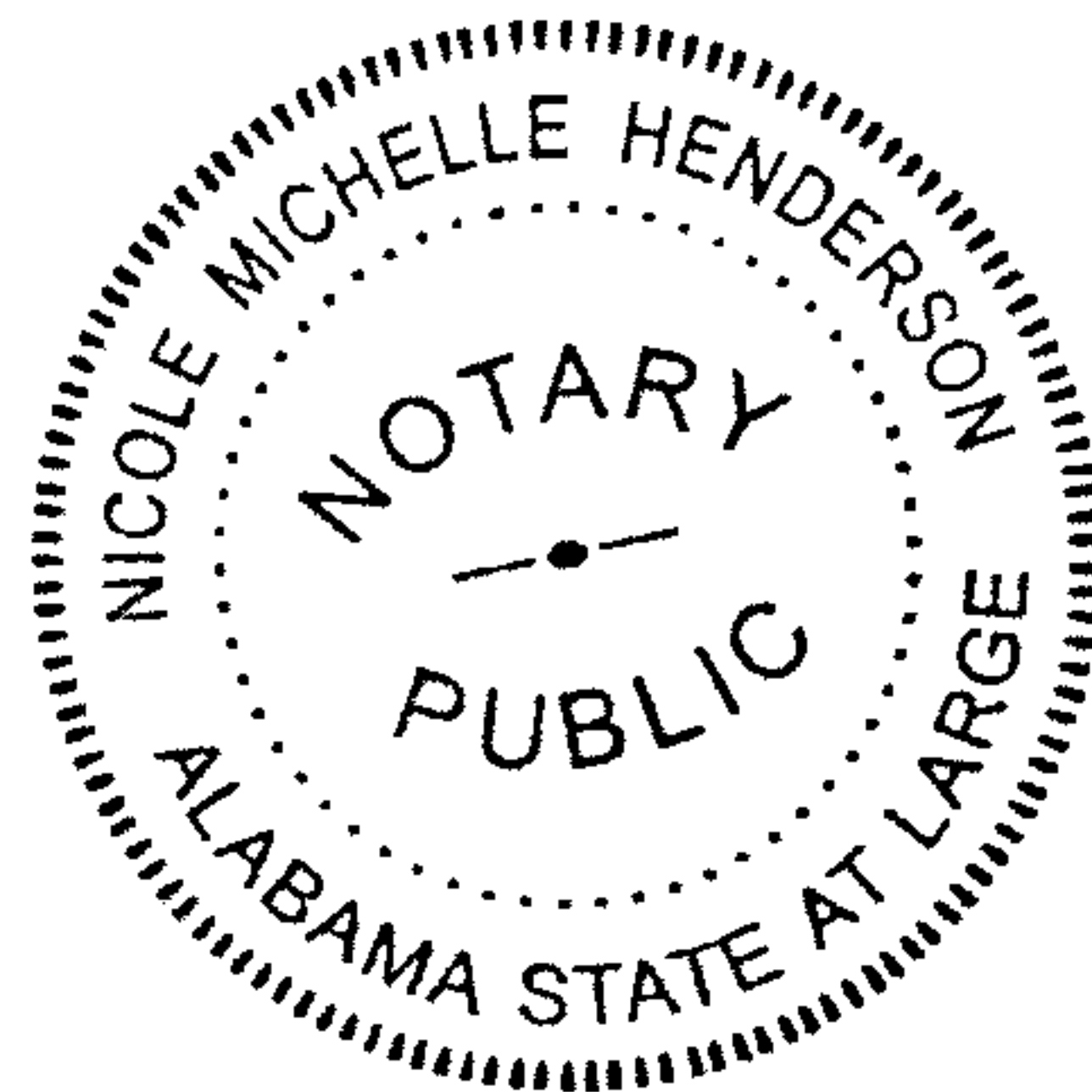
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Timothy Wayne Franks and Sherry Franks, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 this 20th day of July, 2018.

Nicole Michelle Henderson
 Notary Public. (Seal)
 My Commission Expires: 3/30/22



20180725000264320 07/25/2018 08:21:07 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Timothy Wayne Franks and Sherry Franks

Grantee's Name Barry Randolph Chesney, Jr. and Courtney Brunson Chesney

Mailing Address 1914 Chandalar Court
Pelham, Alabama 35124

Mailing Address 2070 Lakeview Lane
Birmingham, Alabama 35244

Property Address 2070 Lakeview Lane
Birmingham, Alabama 35244

Date of Sale 07/20/2018

Total Purchase Price \$281,000.00

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

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 7/20/18

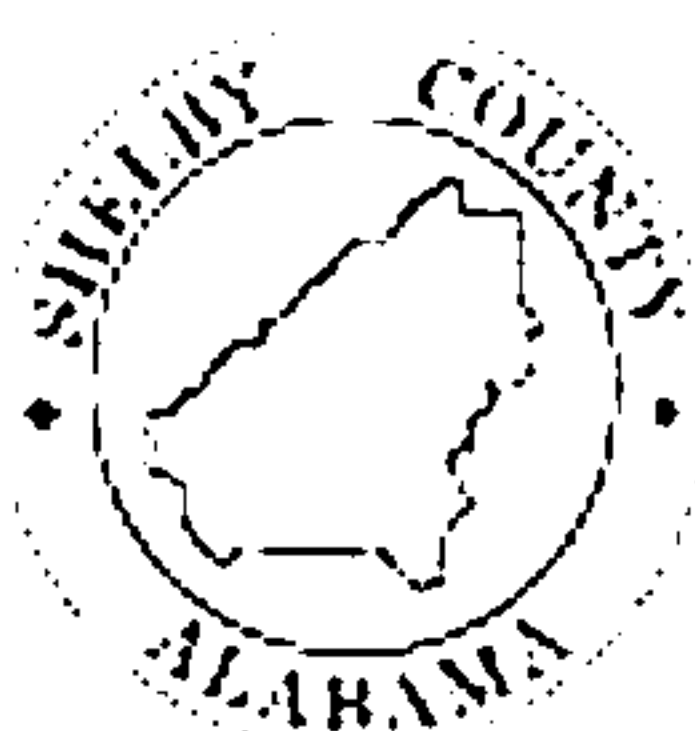
Print Timothy Wayne Franks

Unattested

[Signature]
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/25/2018 08:21:07 AM
\$38.00 CHERRY
20180725000264320

[Signature]