

This instrument prepared by:

Send Tax Notices to:

Anthony D. Snable, Attorney
Snable Law Firm, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Benjamin R. Penny
Peyton V. Fields
2806 St. Patricks Place N.
Helena, AL 35080

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of One Hundred Thirty Five Thousand and No/100 Dollars (\$135,000.00) to the undersigned Grantor(s), Johnathan Chad Lovelady and Jenny Lovelady, Husband and Wife, (herein referred to as Grantor(s)) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant, bargain, sell and convey unto the said Benjamin R. Penny and Peyton V. Fields, (herein referred to as Grantees) as joint tenants with rights of survivorship, and upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Survey of Braelinn Village Phase 1, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 2018.
2. Easements, restrictions, conditions and reservations of record, if any.

\$130,950.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 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.

Shelby County, AL 10/02/2018
State of Alabama
Deed Tax: \$4.50

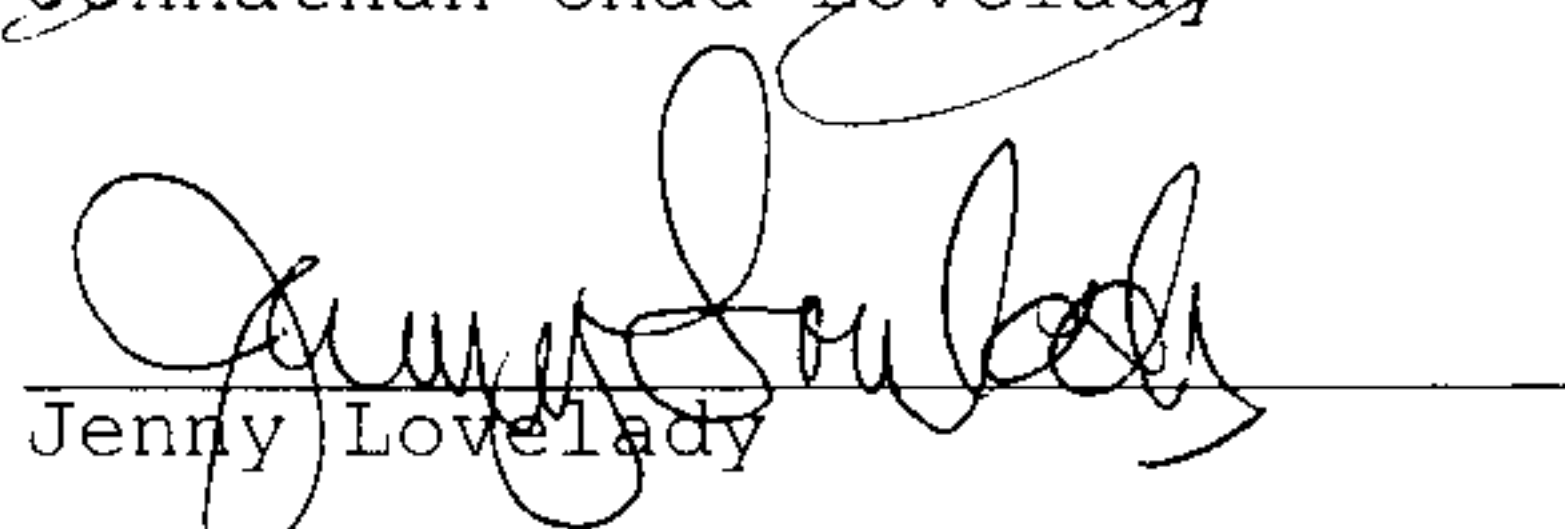

20181002000352160 1/3 \$25.50
Shelby Cnty Judge of Probate, AL
10/02/2018 02:48:00 PM FILED/CERT

And I, do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 25th day of September, 2018.


20181002000352160 2/3 \$25.50
Shelby Cnty Judge of Probate. AL
10/02/2018 02:48:00 PM FILED/CERT


Johnathan Chad Lovelady

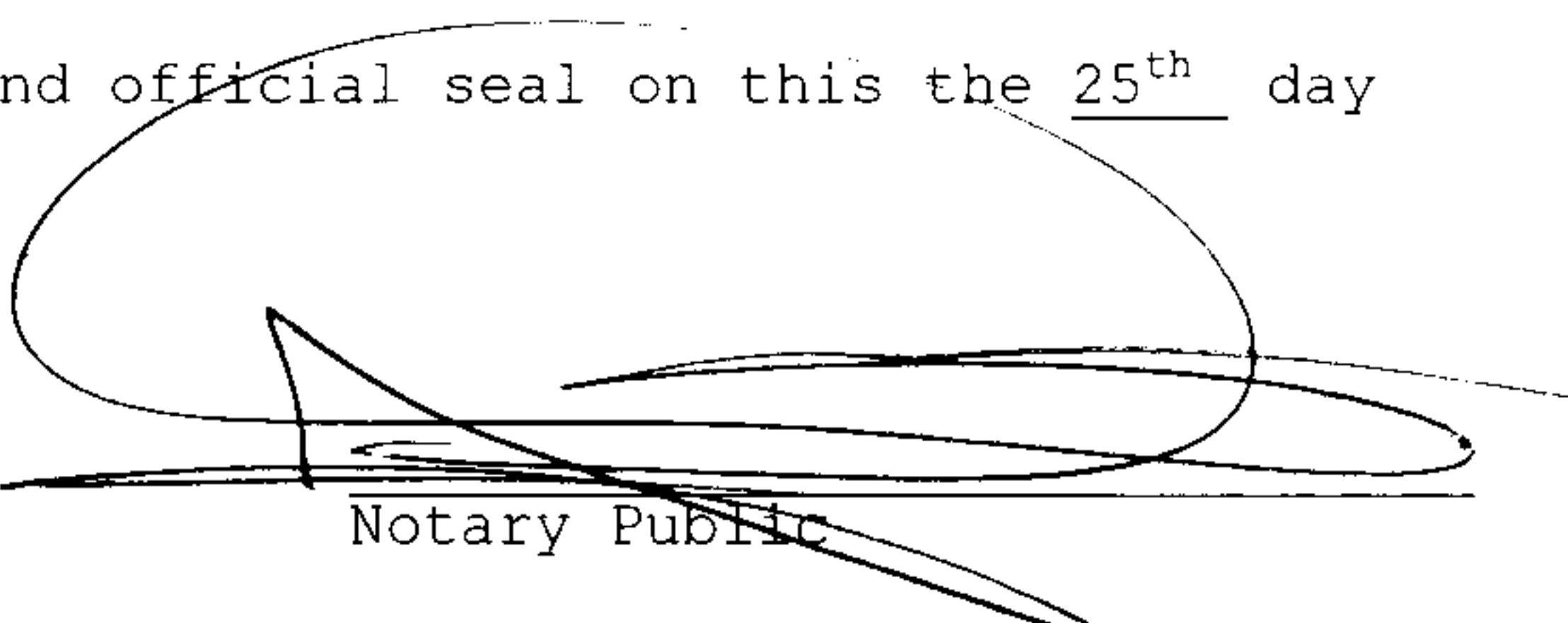

Jenny Lovelady

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnathan Chad Lovelady and Jenny Lovelady, Husband and Wife, 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 the 25th day of September, 2018.


Notary Public

{NOTARIAL SEAL}

My Commission Expires: 11/6/19

Real Estate Sales Validation Form

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

Grantor's Name Johnathan Chad Lovelady
Jenny Lovelady

Mailing Address 2806 St. Patricks Place N.
Helena, AL 35080

Property Address 2806 St. Patricks Place N.
Helena, AL 35080

Grantee's Name Benjamin R. Penny
Peyton V. Fields

Mailing Address 2806 St. Patricks Place N.
Helena, AL 35080

Date of Sale 9/25/2018
Total Purchase Price \$135,000.00

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
 X 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: 9/25/2018

Print Name: Anthony D. Snable, Attorney

_____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) (Circle one)



20181002000352160 3/3 \$25.50
Shelby Cnty Judge of Probate. AL
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