

This instrument was prepared Without

Benefit of a Title Search by:

Thomas G. Owings
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1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

Send Tax Notice To:

Jennifer Hinds and Spencer Hinds
1050 Princeton Park
Montevallo, AL 35115



20181002000352190 1/3 \$224.50

Shelby Cnty Judge of Probate, AL

10/02/2018 02:51:01 PM FILED/CERT

State of Alabama §
§
Shelby County §

Warranty Deed
Jointly for Life with Remainder to Survivor

Know All Men By These Presents:

That in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantees herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **Walter Stephens, a married man, whose address is 637 Lakewood Cove, Briersfield, AL 35035**, (herein referred to as the "Grantor", whether one or more), grant, bargain, sell and convey unto **Jennifer Hinds and Spencer Hinds, wife and husband whose address is 1050 Princeton Park, Montevallo, AL 35115**, (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

**Lot 46, according to the Survey of Heritage Trace Phase 2, as recorded in
Map Book 36, Page 71 in the Probate Office of Shelby County, Alabama.**

SOURCE OF TITLE: Instrument #20070503000206780

The Property conveyed is not the homestead of the Grantor.

PROPERTY ADDRESS:

1050 Princeton Park
Montevallo, AL 35115

This conveyance is made subject to all restrictions, easements, reservations, statutory redemptive rights, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD unto said Grantees, as joint tenants, with right of survivorship, their heirs, successors, 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 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 we do for ourselves and for our heirs, executors, assigns, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that said

premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16th day of August, 2018.

Walter Stephens (SEAL)
Walter Stephens

STATE OF ALABAMA

§

ACKNOWLEDGMENT

COUNTY OF Bibb

§

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The undersigned, a Notary Public in and for said County, in said State, hereby certify that **Walter Stephens**, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 2018.

Barry Thomas Scott
Notary Public
My Commission Expires: 8/6/2019



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Real Estate Sales Validation Form

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

Grantor's Name Walter Stephens
 Mailing Address 637 Lakewood Cove
Brierfield, AL 35035

Grantee's Name Jennifer Hinds & Spencer Hinds
 Mailing Address 1050 Princeton Park
Montevallo, AL 35115

Property Address 1050 Princeton Park
Montevallo, AL 35115

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 203,300.00

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 Shelby County Tax Assessment

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 8/16/18

Print WALTER STEPHENS

Unattested

Sign Walt Stephens

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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