

This instrument was prepared by
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126

Send Tax Notice To:
**Leavie Sledge, Jr. and
Pamela Gail Sledge**
962 Haddington Dale
Pelham, Alabama 35124

HALF VALUE \$138,650.00

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 20181105000391020
STATE OF ALABAMA
COUNTY OF SHELBY 11/05/2018 11:38:58 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN AND 00/100 (\$10.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LEAVIE SLEDGE, JR., AND PAMELA GAIL SLEDGE, HUSBAND AND WIFE
(herein referred to as grantors) do, grant, bargain, sell and convey unto

LEAVIE SLEDGE, JR., AND PAMELA GAIL SLEDGE
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 333, ACCORDING TO THE FINAL PLAT OF HADDINGTON PARC AT BALLANTRAE, PHASE 2, AS RECORDED IN MAP BOOK 35, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM AARON NELSON, AS A MEMBER OF AMN AUCTIONEERING, LLC. , AS AUCTIONEER TO FEDERAL HOME LOAN MORTGAGE CORPORATION, AS DESCRIBED IN INSTRUMENT NUMBER 20150327000696820, DATED 03/19/2015, RECORDED 03/27/2015 IN SHELBY COUNTY RECORDS.

SUBJECT TO TAXES.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

SUBJECT TO THAT CERTAIN MORTGAGE TO PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., IN THE AMOUNT OF \$251,608.00 DATED AUGUST 26, 2015 AND RECORDED AUGUST 28, 2015 IN INSTRUMENT NUMBER 20150828000299620 IN THE PROBATE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

THE PURPOSE OF THIS DEED IS TO ADD THE SPOUSE TO TITLE AND CREATE JOINT SURVIVORSHIP.

THIS DEED PREPARED WITHOUT THE BENEFIT OR A TITLE SEARCH OR SURVEY FOR WHICH THE PREPARED ASSUME NO LIABILITY. LEGAL DESCRIPTION FURNISHED BY THE GRANTOR HEREIN.

TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we am lawfully seized in fee simple of said premises, that they 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 of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28 day of Oct. 28, 2018.

[Signature]
WITNESS

[Signature] (SEAL)
LEAVIE SLEDGE, JR. (HIS MARK)

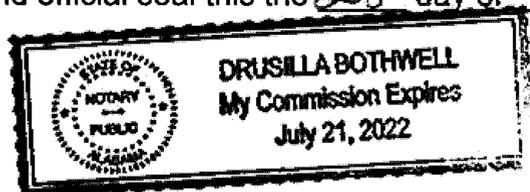
[Signature]
WITNESS

[Signature] (SEAL)
PAMELA GAIL SLEDGE

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **LEAVIE SLEDGE, JR., (HIS MARK) AND PAMELA GAIL SLEDGE, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance, and who are known to me, 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 the 28 day of Oct. 28, 2018.



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 21, 2022

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	<u>LEAVIE SLEDGE, JR. AND PAMELA GAIL SLEDGE</u> <u>962 HADDINGTON DALE</u> <u>PELHAM, ALABAMA 35124</u>	Grantee's Name Mailing Address	<u>LEAVIE SLEDGE, JR. AND PAMELA GAIL SLEDGE</u> <u>962 HADDINGTON DALE</u> <u>PELHAM, ALABAMA 35124</u>
Property Address	<u>962 HADDINGTON DALE</u> <u>PELHAM, ALABAMA 35124</u>	Date of Sale	<u>NA</u>
		Total Purchase Price \$	<u>NA</u>
		or Actual Value \$	_____
		or Assessor's Market Value \$	<u>277,300.00 (HALF VALUE \$138,365.00)</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other - PURPOSE OF THIS DEED IS TO ADD THE SPOUSE TO TITLE AND
<input type="checkbox"/> Closing Statement	<u>CREATE JOINT SURVIVORSHIP.</u>

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 Oct. 28, 2018

Print Pamela Gail Sledge

Unattested

Sign Pamela Gail Sledge

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/05/2018 11:38:58 AM
 \$156.50 CHARITY
 20181105000391020

Allen S. Boyd