

This instrument was prepared by:

David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:

Wade T. Thomas
6165 Eagle Point Circle
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred One Thousand and 00/100 Dollars (\$301,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

**Richard J. Murray, Jr., an unmarried person, and
Carrie E. Murray, an unmarried person**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Wade T. Thomas and Jennifer Norville Atkinson

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

Lot 841, according to the Survey of Eagle Point 8th Sector - Phase 1 as recorded in Map Book 24, Page 127 A & B, in the Probate Office of Shelby County, Alabama.

\$240,800.00 of the proceeds come from a mortgage recorded simultaneously herewith.

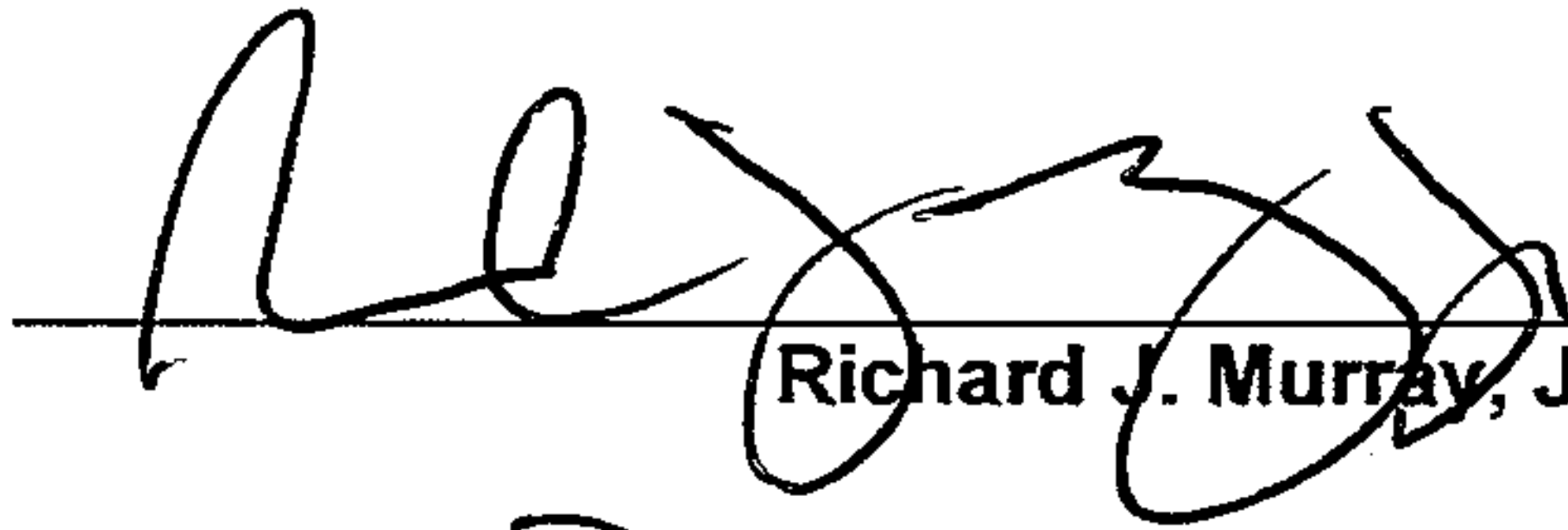
Subject to: (1) 2019 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantors; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

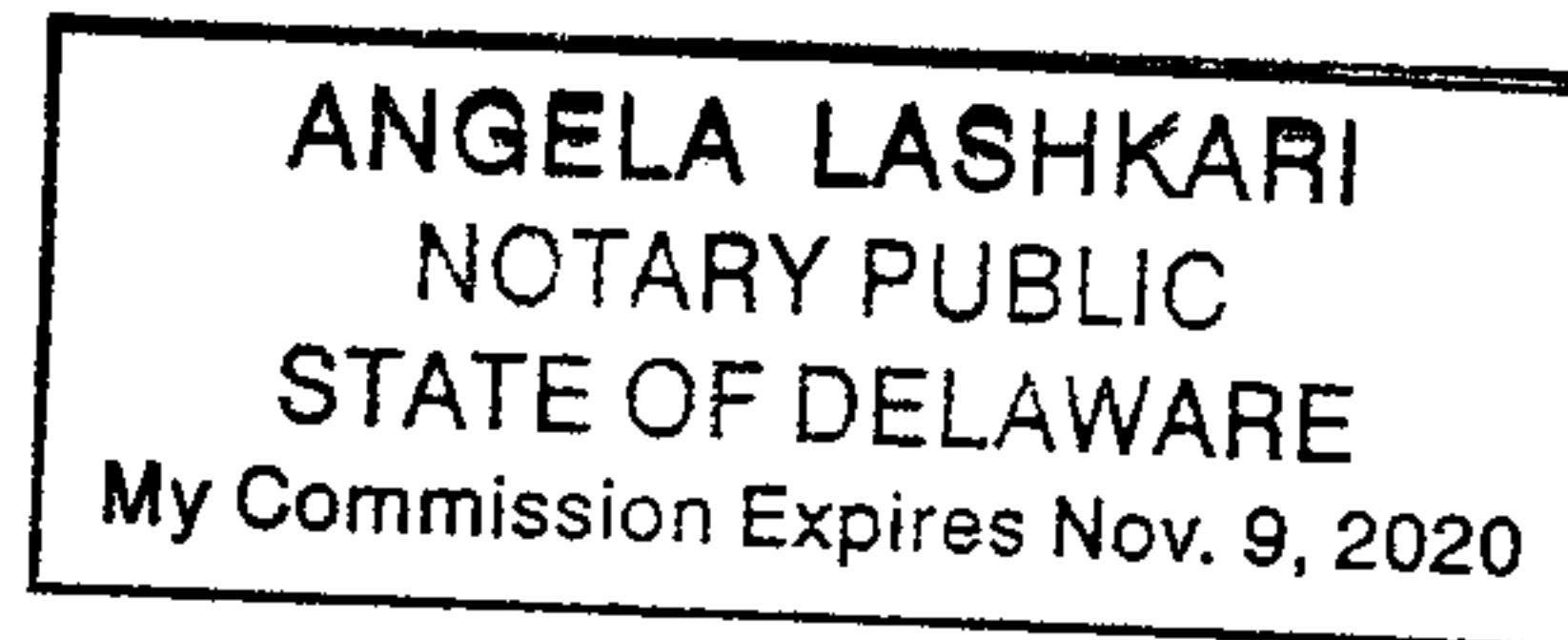
TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event 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 Grantees, their heirs and assigns, that we are 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Grantees herein are prohibited from conveying subject property for any sales price for a period of 30 days from December 28, 2018. After this 30-day period, Grantees are further prohibited from conveying the property for a sales price greater than 120% of shore sale price until 90 days from December 28, 2018. These restrictions shall run with the land and are not personal to the Grantees.

IN WITNESS WHEREOF, I have set my hand and seal, this 19 day of December, 2018.

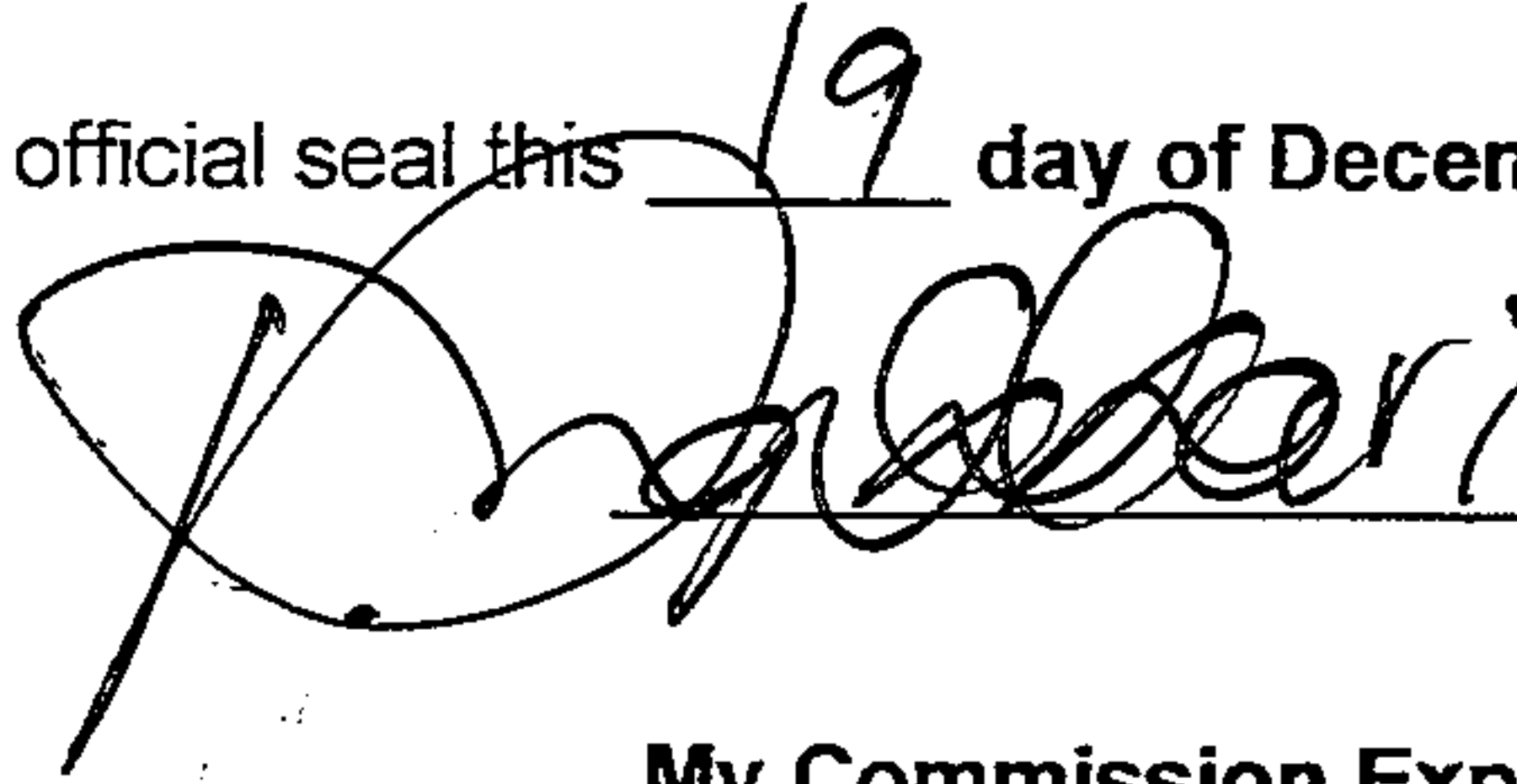
 (Seal)
Richard J. Murray, Jr.



STATE OF Delaware
New Castle COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Richard J. Murray, Jr.**, whose name is signed to the foregoing conveyance, and who is 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 19 day of December, 2018.



Notary Public

My Commission Expires:

Nov 09, 2020

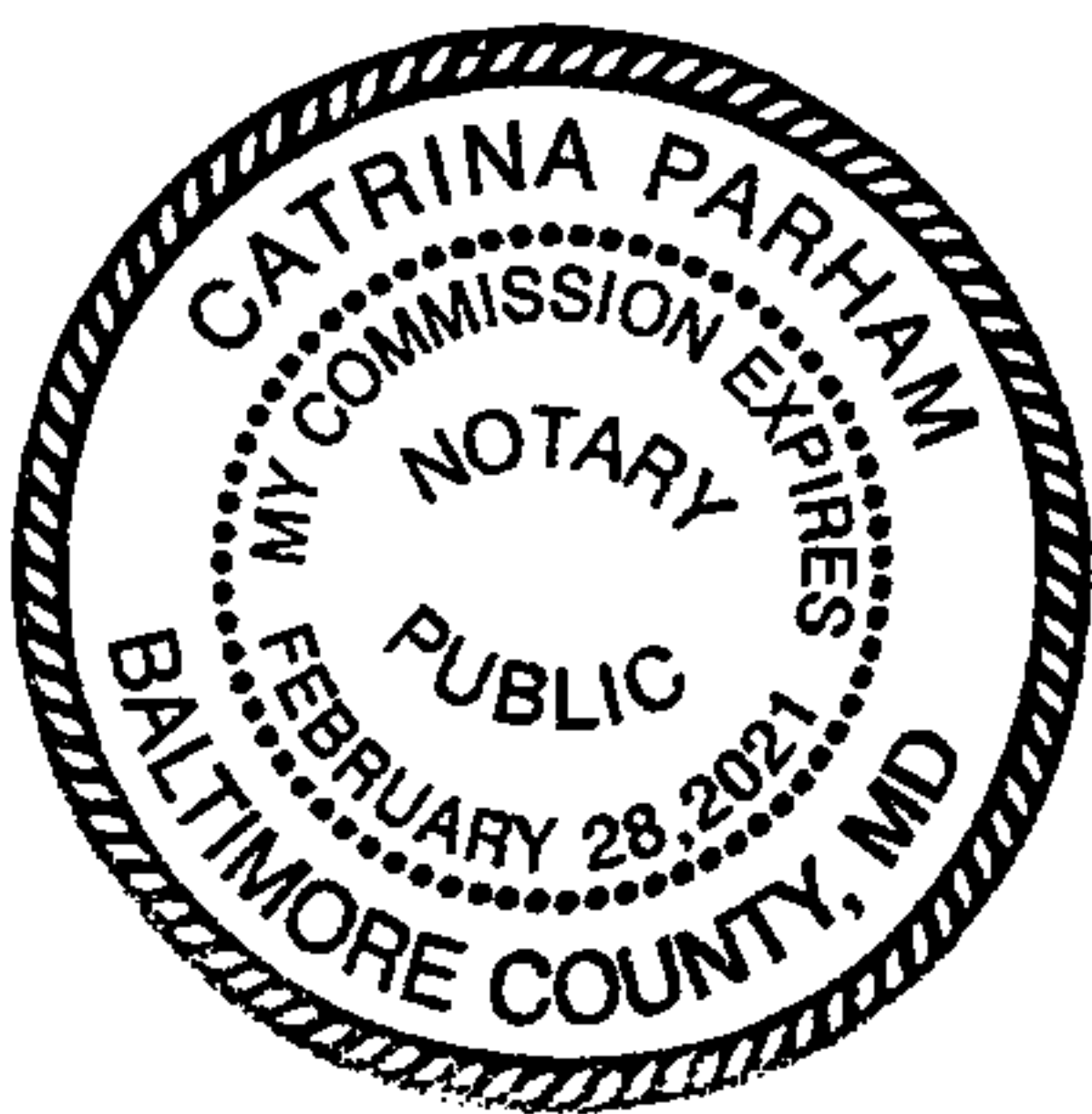
IN WITNESS WHEREOF, I have set my hand and seal, this 20th day of December, 2018.

Carrie E. Murray (Seal)
Carrie E. Murray

STATE OF Maryland
Baltimore COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Carrie E. Murray**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 2018.



Catrina Parham Notary Public
My Commission Expires: 2/28/2021

Real Estate Sales Validation Form

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

Grantor's Name	<u>Richard Murray Jr.</u>	Grantee's Name	<u>Wade T. Thomas</u>
Mailing Address	<u>Cadere Murray</u>	Mailing Address	<u>Jennifer M. Atkinson</u>
			<u>616 S Eagle Pond Cir</u>
			<u>Birmingham, AL 35242</u>
Property Address	<u>616 S Eagle Pond Cir</u>	Date of Sale	<u>12-31-18</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price \$	<u>301,000.00</u>
		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 - 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	<u>12-31-2018</u>	Print	<u>Dawn Bagwell for David P. Conder R.</u>
☐ Unattested		Sign	<u>Dawn Bagwell</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2019 12:02:19 PM
\$84.50 CHERRY
20190104000003580

Allen S. Bayl

Real Estate Sales Validation Form
Shelby County, Alabama

Shelby County, Alabama
Official Public Records