

This instrument was prepared without survey or evidence of title by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Darryl Thomas and Tamra Thomas, husband and wife, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Stephanie Thomas and Michael Tobey (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2 of the Darryl & Tamra Thomas Family Subdivision, as recorded in Map Book 50, Page 73, in the Probate Office of Shelby County, Alabama, including all easements shown on the recorded plat for the benefit of Lot 2 and rights of first refusal to purchase other lots in the subdivision as shown on the deeds to those lots.

Also granted is an easement restricted to descendants of GRANTOR to use the real property described in deed recorded as Instrument # 20180828000308140 in the Probate Office of Shelby County, Alabama, other than the lots in the Darryl & Tamra Thomas Family Subdivision, for the purposes of recreation, agriculture, domestic animal husbandry, and other similar persona uses (no commercial uses). This easement is appurtenant to ownership of a lot in the Darryl & Tamra Thomas Family Subdivision and shall terminate when the easement holder no longer owns title to a lot in the subdivision.


Subject to easements, conditions, covenants, restrictions, rights of way, and encumbrances of record, including those shown on the recorded plat. Also subject to the rights of first refusal shown on attached Exhibit A.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is

lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 has hereunto set GRANTOR'S hand and seal, this 27th day of MARCH, 2019.


Darryl Thomas


Tamra Thomas

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darryl Thoms and Tamra Thomas, 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 27th day of March, 2019.


Notary Public

My commission expires:

10/24/20



20190329000100440 2/4 \$29.00
Shelby Cnty Judge of Probate, AL
03/29/2019 11:16:12 AM FILED/CERT

EXHIBIT A
RIGHTS OF FIRST REFUSAL

The real property is conveyed subject to the following rights of first refusal:

1. GRANTORS reserve a right of first refusal to purchase the real property in the event GRANTEE desires to convey all or any portion of the real property. If the right of first refusal is exercised, the purchase price shall be the then current fair market value of the real property. This right of first refusal shall terminate at the death of both GRANTORS.

2. If GRANTOR does not exercise the right of first refusal described in section 1, then each child of GRANTORS shall have a right of first refusal on the same terms as described in section 1. These rights of first refusal shall terminate at the death of each child.



20190329000100440 3/4 \$29.00
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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 Darryl & Tamra Thomas
Mailing Address ~~2007~~

Grantee's Name Stephanie Thomas & Michael Tobey
Mailing Address _____

Property Address Hwy 70 Columbiana, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 4915.00

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

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 3/27/19

Print DARRYL THOMAS

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20190329000100440 4/4 \$29.00
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Form RT-1