

SEND TAX NOTICE TO:
Steven Clancy and Robin Clancy
260 Normandy Ln
Chelsea, Alabama 35043

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20190402000103890
04/02/2019 08:30:51 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ~~ALABAMA~~ Tennessee

MS/ADS

~~SHELBY COUNTY~~ Washington County

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixty One Thousand dollars & no cents (\$361,000.)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Paul D. Schneider and Amber Schneider, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Steven Clancy and Robin Clancy, husband and wife

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:
LOT 70, ACCORDING TO THE SURVEY OF COURTYARD MANOR, AS RECORDED IN MAP BOOK 35, PAGE 144 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$310,194.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Declaration of Protective Covenants, Restrictions, Easements for Courtyard Manor as recorded in Instrument #20051019000542800.

Right of Way to Shelby County, Alabama as recorded in Deed Book 229, page 489; Deed Book 229, page 492 and Deed Book 39, page 469.

Right of Way to Alabama Power Company as recorded in Deed Book 126, page 55 and Deed Book 165, page 105.

Railroad right of way reserved by South and North Alabama Railroad by Deed Book "T", page 655.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument 1994-29305 and Deed Book 244, Page 587.

Mineral and restrictions recorded in Deed Book 244, page 587.

Terms, provisions and obligations made binding on Little Narrows, LLC, its successors and assigns, set out in the purchase and sale agreement dated April 5, 2004, the Reinstatement and Extensions Agreement dated 1-5-05 by and between Double Mountain, LLC and Gary L. Thompson, as referenced in, and made to survive the delivery of the deed from Double Mountain, LLC to Little Narrows, LLC of the land dated 02/04/05, as set out Instrument 20050204000058360.

Memorandum and Affidavit regarding oil and gas lease to Anschutz Corporation dated 2-9-82 and recorded in Misc. Book 45, Page 303.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 35, Page 144 A & B.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #1903022

TO HAVE AND TO HOLD Unto 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.

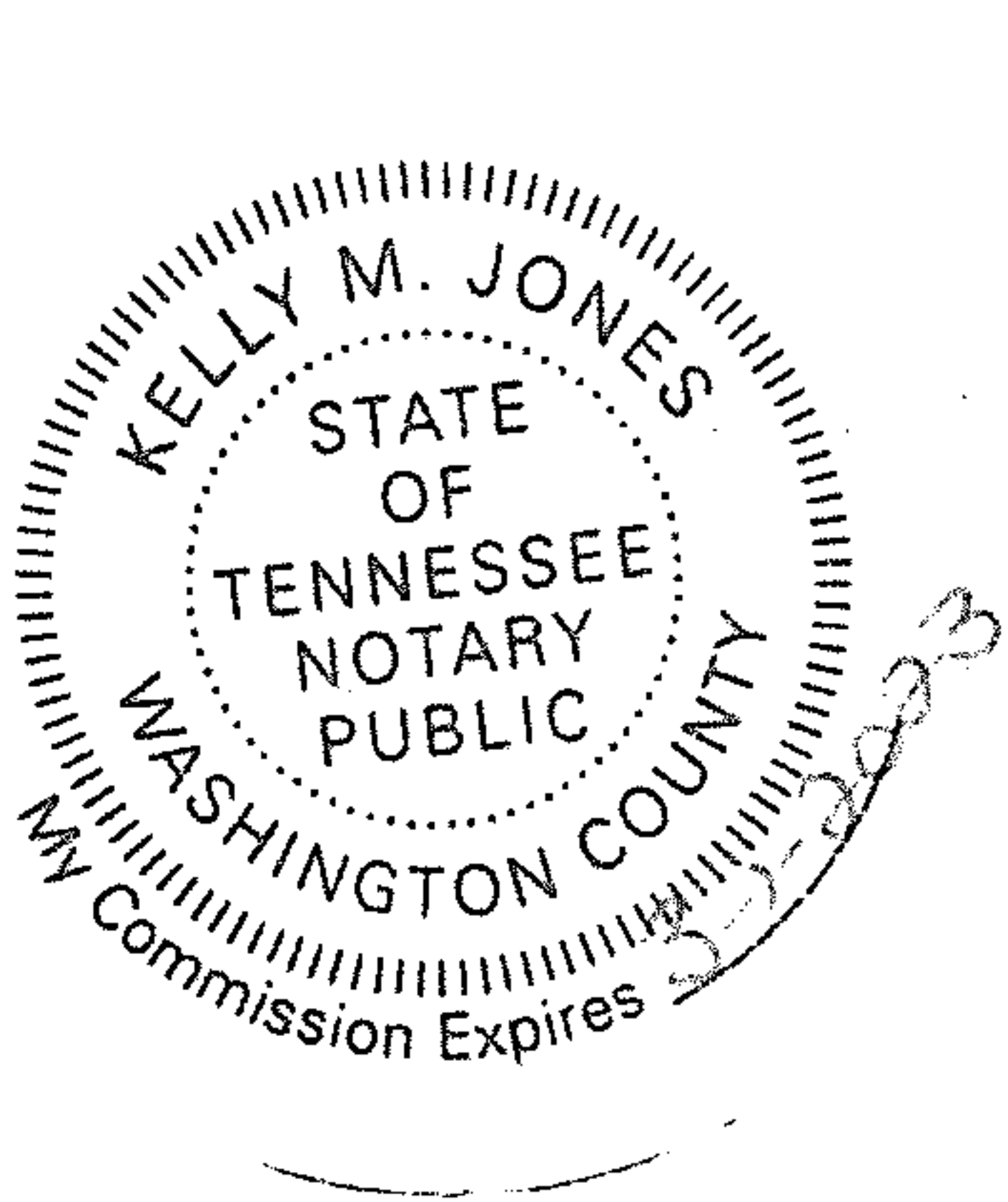
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this March 27, 2019.

_____(Seal) Paul D. Schneider (Seal)
Paul D. Schneider
_____(Seal) Amber Schneider (Seal)
Amber Schneider

STATE OF ALABAMA Tennessee
Washington
JEFFERSON COUNTY 9/9/19 / AJS General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul D. Schneider and Amber Schneider, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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.



Kelly M. Jones (Seal)
Notary Public.
My Commission Expires: 3-27-2023

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Paul D. Schneider and Amber Schneider

Grantee's Name Steven Clancy and Robin Clancy

Mailing Address 440 D. Ward Road
Jonesborough, Tennessee 37659
Property Address 260 Normandy Ln
Chelsea, Alabama 35043

Mailing Address 260 Normandy Ln
Chelsea, Alabama 35043
Date of Sale 03/28/2019

Total Purchase Price \$361,000.00
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
___X___ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 3-28-19

Print Steven Clancy

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/02/2019 08:30:51 AM
\$72.00 CHERRY
20190402000103890

Allen S. Bayl