

SEND TAX NOTICE TO:
Spencer Stone and Kimberly Stone
6263 Victoria Drive
Pelham, Alabama 35124

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

20190402000104230
04/02/2019 09:44:22 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Sixty Four Thousand Nine Hundred dollars & no cents (\$264,900.)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Janet W. Arledge nka Janet Arledge Leatherman and Tim Leatherman, wife and husband
(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Spencer Stone and Kimberly Stone

(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 27, ACCORDING TO THE SURVEY OF VALLEY STATION SECOND SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 48, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$251,655.00 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

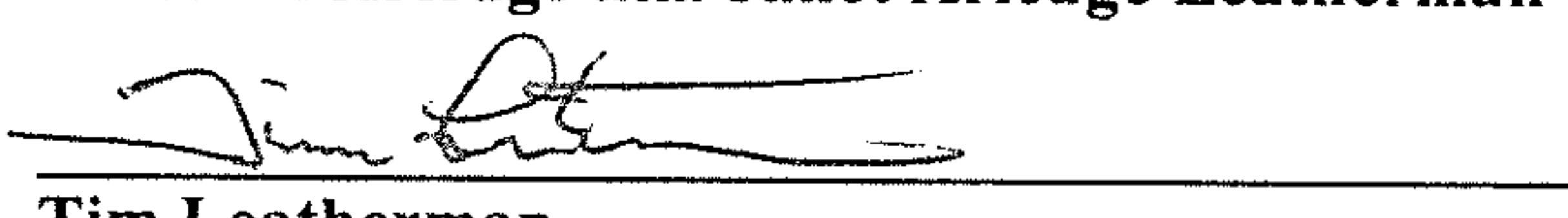
Mineral and mining rights, if any.

Articles of Incorporation of Valley Station Owners Association Inc. filed 6/12/1985 in Book 28, page 160.

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.

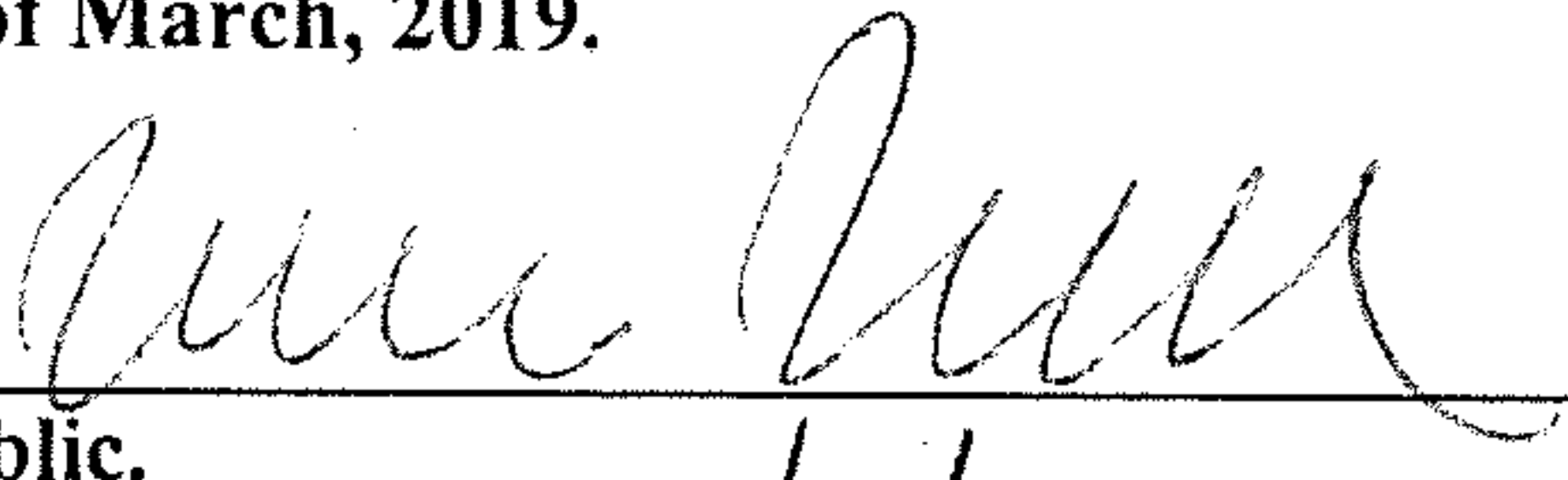
IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **March 29, 2019**.


Janet W. Arledge nka Janet Arledge Leatherman

Tim Leatherman

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet W. Arledge nka Janet Arledge Leatherman and Tim Leatherman, 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 29th day of March, 2019.



Notary Public. (Seal)
My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

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 Janet W. Arledge nka Janet Arledge Grantee's Name Spencer Stone and Kimberly Stone
Leatherman and Tim Leatherman

Mailing Address 201 Nottingham Drive
Calera, Alabama 35040
Property Address 6263 Victoria Drive
Pelham, Alabama 35124

Mailing Address 6263 Victoria Drive
Pelham, Alabama 35124
Date of Sale 03/29/2019

Total Purchase Price \$264,900.00
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 March 29, 2019

William Patrick Cockrell, II.
Print ~~Spencer Stone~~

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

_____ Unattested

Sp
(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2019 09:44:22 AM
\$35.50 CHERRY
20190402000104230

Allen S. Bayl