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Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: DEEDS 1/3
Joshua Williams & April Williams
410 Ballantrae Road
Pelham, AL 35124

<u> </u>	· · · · · · · · · · · · · · · · · · ·	
STATE OF ALABAMA	}	
) JOINT WITH RIGHT OF SURVIVORSH	P
COUNTY OF SHELBY) WARRANTY DEED	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THIRTY-THREE THOUSAND AND NO/100 DOLLARS (\$233,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **THOMAS EDWARD ELMES and JESSICA TINNEY ELMES, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JOSHUA WILLIAMS and APRIL WILLIAMS** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1406, according to the Survey of Braemar at Ballantrae, Phase I, as recorded in Map Book 37, Page 70, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$238,009.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

20190501000144620 05/01/2019 01:27:33 PM DEEDS 2/3

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 30th day of April, 2019.

THOMAS EDWARD ELMES

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that THOMAS EDWARD ELMES and JESSICA TINNEY ELMES, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of April, 2019.

NOTARY PUBLIC /

My commission expires:

My Commidation Expires/08.15.2022

Alabama State at Large

Notary Public

Malchim Stewart MdLeod

20190501000144620 05/01/2019 01:27:33 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	THOMAS ELMES and JESSICA ELMES	JOSHUA WILLIAMS and APRIL Grantee's NameWILLIAMS
Mailing Address	410 BALLANTRAE ROAD PELHAM, AL 35124	Mailing Address410 BALLANTRAE ROAD PELHAM, AL 35124
Property Address	410 BALLANTRAE ROAD PELHAM, AL 35124	Date of SaleApril 30, 2019
	• ·	Total Purchase Price \$233,000.00
		Actual Value \$
		or Assessor's Market Value <u>\$</u>
	e or actual value claimed on this form of of documentary evidence is not require	can be verified in the following documentary evidence: (check ed)
Bill of Sale		Appraisal
Sales Contract Closing Statement		
If the conveyance of this form is not r	•	entains all of the required information referenced above, the filing
Instructions		
Grantor's name and current mailing add		of the person or persons conveying interest to property and their
Grantee's name au conveyed.	nd mailing address - provide the name	of the person or persons to whom interest to property is being
	the physical address of the property berty was conveyed.	eing conveyed, if available. Date of Sale - the date on which
Total purchase priethe instrument offer	_	ase of the property, both real and personal, being conveyed by
	for record. This may be evidenced by	lue of the property, both real and personal, being conveyed by the an appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pr	operty as determined by the local offici	, the current estimate of fair market value, excluding current use ial charged with the responsibility of valuing property for property zed pursuant to Code of Alabama 1975 § 40-22-1(h).
further understand		formation contained in this document is true and accurate. I this form may result in the imposition of the penalty indicated in
Date <u>April 30, 26</u>	<u>)19</u>	Print Malcolm S. McLeod
Unattested		Sign
<u> </u>	(verified by)	Grantor/Grantee/Owner/Agent) circle one
	Filed and Recorded Official Public Records	

File 190273



Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL

Clerk
Shelby County, AL
05/01/2019 01:27:33 PM
S22.00 CHERRY
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Form RT-1 Alabama 08/2012 LSS