

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-19-25517

Send Tax Notice To: Lori Banes

163 Hayesbury Court  
Pelham, AL 35124

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Three Thousand Dollars and No Cents (\$133,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Robert E. Thomas Jr, a married man, Karen T. Green, a married woman, and Lori Fornwalt, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lori Banes**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 96, according to the Survey of Hayesbury, Phase 1, as recorded in Map book 28, Page 89, in the Probate Office of Shelby County, Alabama.

**Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

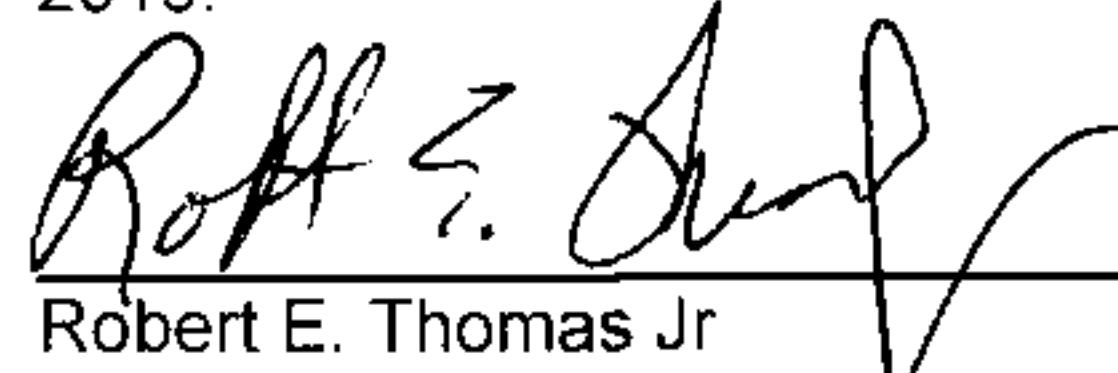
**Grantors herein are all the heirs at law of Norma Cleste Thomas, deceased, having died on May 2, 2019. Property constitutes no part of the homestead of the Grantors herein or their spouses.**

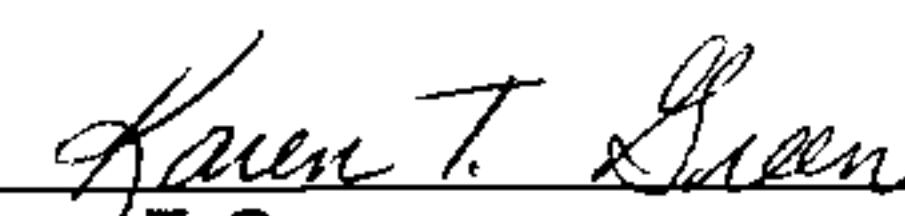
**\$126,350.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of July, 2019.

  
\_\_\_\_\_  
Robert E. Thomas Jr.

  
\_\_\_\_\_  
Karen T. Green

  
\_\_\_\_\_  
Lori Fornwalt

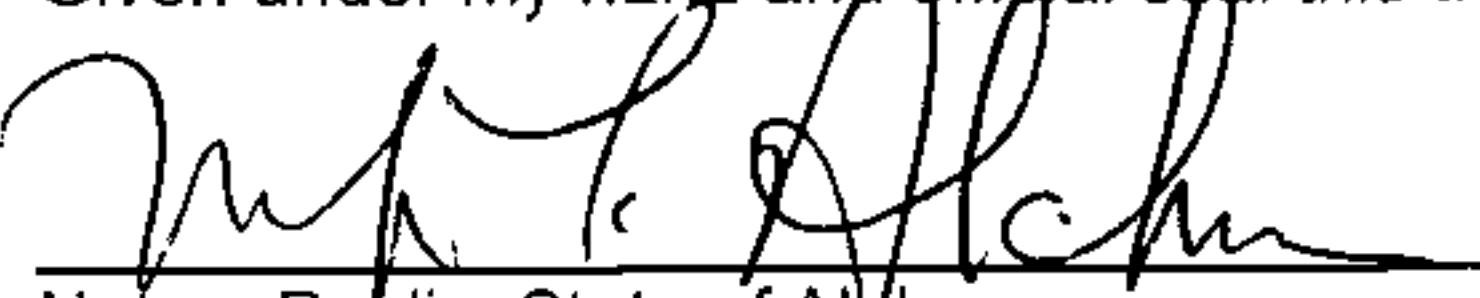
  
20190711000247400 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/11/2019 10:46:19 AM FILED/CERT

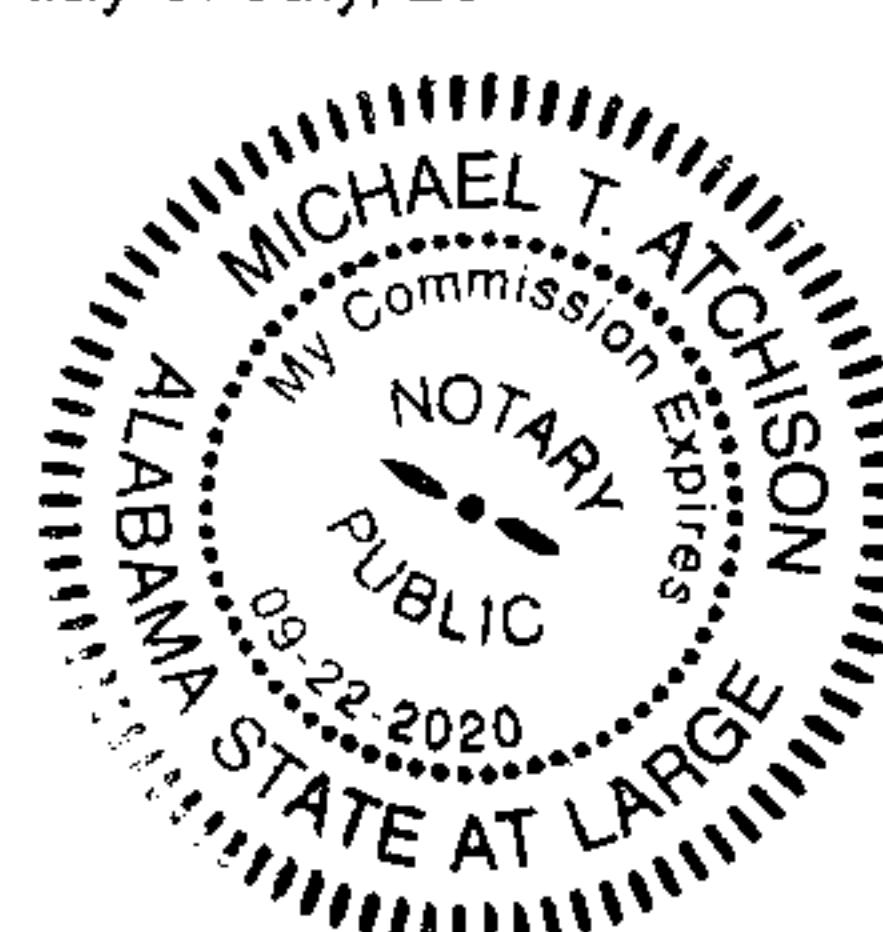
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Robert E. Thomas, Jr., Karen T. Green and Lori Fornwalt, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of July, 2019.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



Shelby County, AL 07/11/2019  
State of Alabama  
Deed Tax:\$7.00

## Real Estate Sales Validation Form

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

Grantor's Name      Robert E. Thomas Jr  
Karen T. Green  
Lori Fornwalt

Mailing Address      2047 Garland Ct.  
B'ham, AL 35242

Property Address      163 Hayesbury Court  
Pelham, AL 35124

Grantee's Name      Lori Banes

Mailing Address      163 Hayesbury Court  
Pelham, AL 35124

Date of Sale      July 08, 2019  
Total Purchase Price      \$133,000.00  
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       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 July 02, 2019

Print Robert E. Thomas Jr

Unattested

Sign

Robert E. Thomas Jr

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

  
20190711000247400 2/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
07/11/2019 10:46:19 AM FILED/CERT