

20191023000389610
10/23/2019 09:40:43 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Richard Scott Stewart and Stephanie Anne
Stewart
4 Troon
Birmingham, Alabama 35242

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

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF ~~Jefferson~~ *Shelby* KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Nine Hundred Eighty Thousand dollars & no cents (\$980,000.00)**

To the undersigned grantor, **Thompson Realty Co., Inc.**

A corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents,
grant, bargain, sell and convey unto

Richard Scott Stewart and Stephanie Anne Stewart

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, towit:

LOT H-5 (FORMALT 27-), ACCORDING TO THE RESURVEY OF HAMLETS AT SHOAL CRREK, PHASE 3
(RESUBDIVISON OF THE BOOK 47, PAGE 7 AND BOOK 6, PAGE 150) AS RECORDED IN BOOK 49, PAGE
64.

This property does not constitute the homestead of the Grantor(s).

\$596,000.00 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 2018 and subsequent years

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

Mineral and mining rights, if any.

Restrictions as recorded in Book 19, Page 1861

Amended Restictions and Covenants as record in Book 370, Page 827, and Instrument # 20091016000392120, and
Instrument # 20150505000147980.

Easement to Alabama Power Company as record in Book 351, Page 21, and Book 273, Page 207.

20' Right of Way to Birmingham Water Works Board as record in Book 116, Page 934.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said **GRANTEES**, their heirs and assigns,
that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey
the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns
forever, against the lawful claims of all persons.

CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
CBT File #1909029

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this October 18, 2019.

ATTEST:

Thompson Realty Co., Inc.

Secretary

By Caroline T. Little, President
Caroline T. Little, President

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Caroline T. Little** whose name as **President**, of **Thompson Realty Co., Inc.**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 18th day of October, 2019.

William Patrick Cockrell, II
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

20191023000389610 10/23/2019 09:40:43 AM DEEDS 3/3
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 Thompson Realty Co., Inc.

Grantee's Name Richard Scott Stewart and Stephanie Anne Stewart by Richard Scott Stewart, Agent

Mailing Address 103 Carnoustie
Shoal Creek, Alabama 35242

Mailing Address 4 Troon
Birmingham, Alabama 35242

Property Address 4 Troon
Birmingham, Alabama 35242

Date of Sale 10/18/2019

Total Purchase Price \$980,000.00

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

☒ 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 currency 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 October 18, 2019

Print Richard Scott Stewart

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/23/2019 09:40:43 AM
\$412.00 CHERRY
20191023000389610

Allen S. Byrd