

**This instrument prepared by:**  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Marlon Jermaine Attical and  
Olivia Williams Attical  
150 Savannah Ln  
Calera, AL 35040

**20191104000407360**

**11/04/2019 01:05:24 PM**

**DEEDS 1/4**

**WARRANTY DEED**

**STATE OF ALABAMA**

)

**SHELBY COUNTY**

)

)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Thousand And No/100 Dollars (\$200,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Christine McDaniel and Ali Dean McDaniel, wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Marlon Jermaine Attical and Olivia Williams Attical (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 308, according to the Survey of Savannah Pointe, Sector IV, Phase I, as recorded in Map Book 26, Page 49 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$190,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

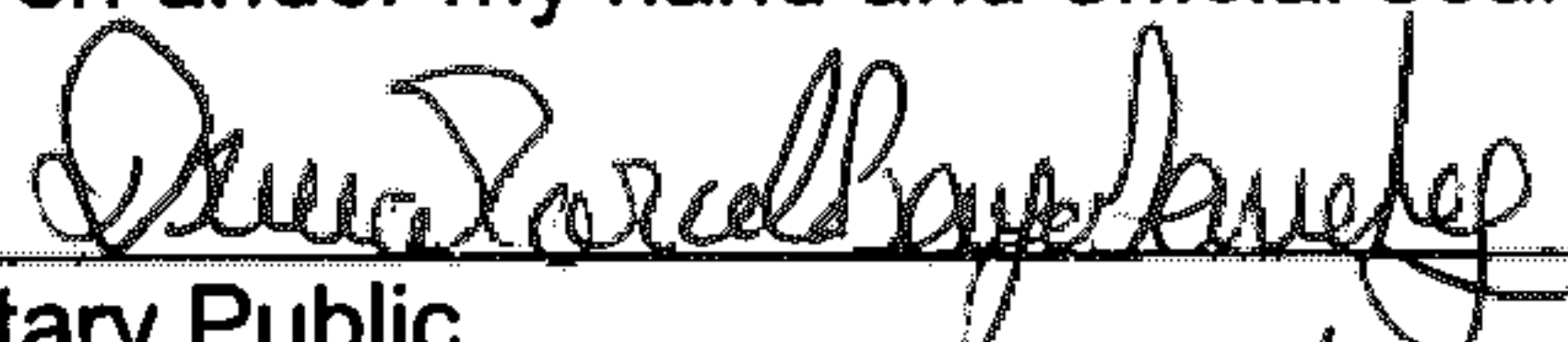
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on this 28<sup>th</sup> day of OCTOBER, 20 19.

  
Christine McDaniel

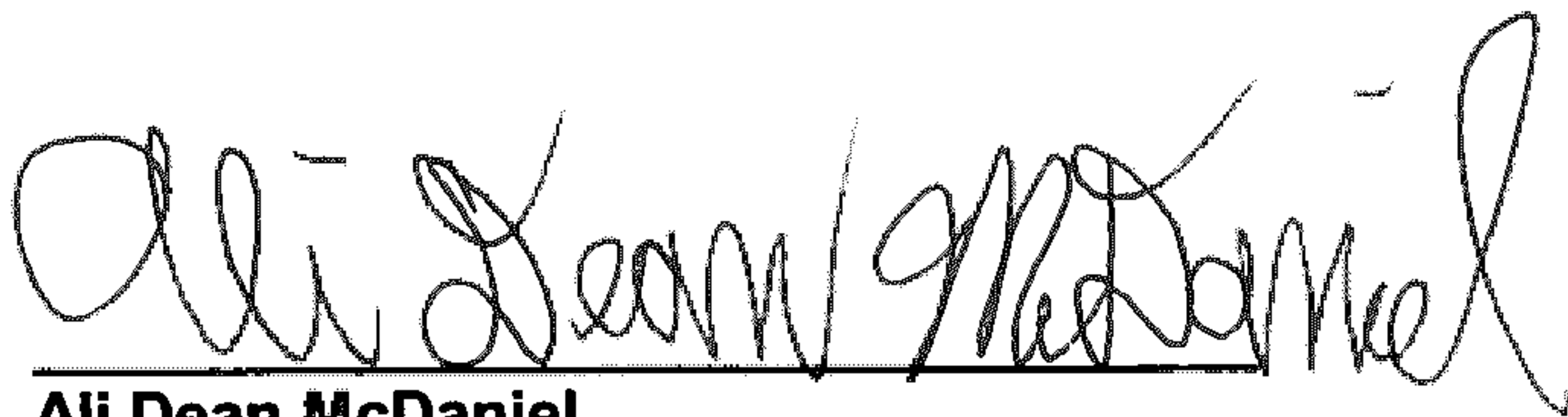
STATE OF Virginia  
COUNTY OF Prince William

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christine McDaniel whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28<sup>th</sup> day of October, 2019.

  
Notary Public  
My commission expires: 12/31/2022

DRINA MARCELA BAYA SANCHEZ  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES DEC. 31, 2022  
COMMISSION # 7228027

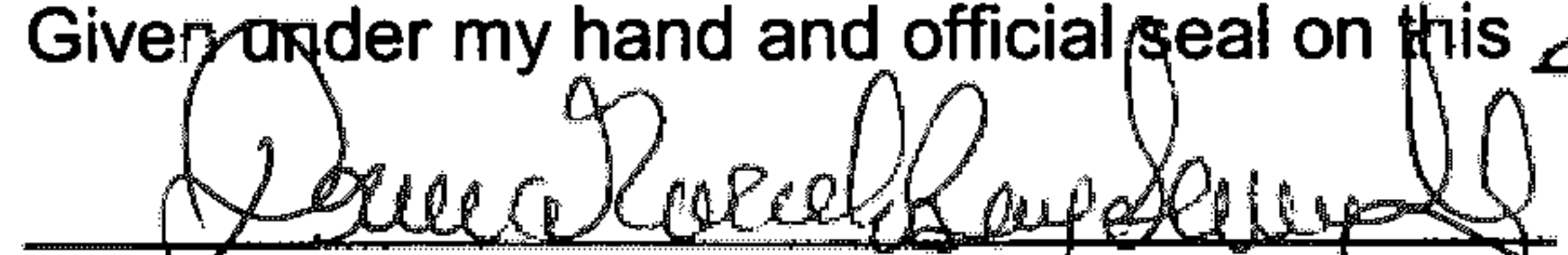


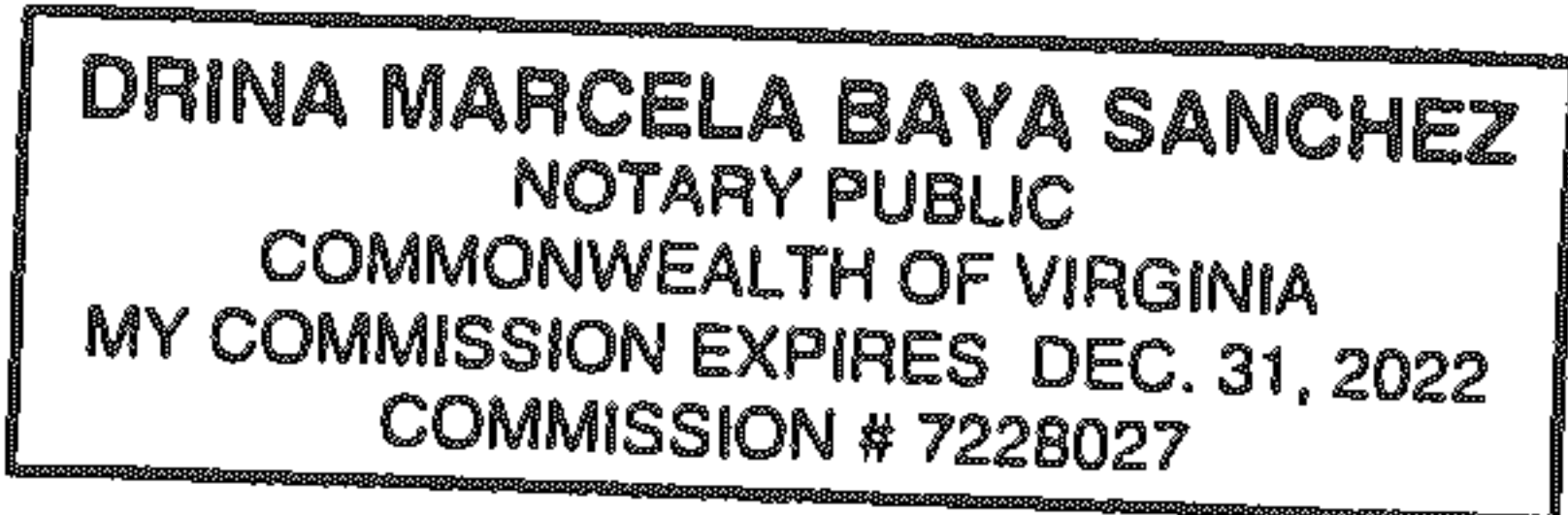
Ali Dean McDaniel

STATE OF Virginia  
COUNTY OF Prince William

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ali Dean McDaniel whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28<sup>th</sup> day of October, 2019

  
Notary Public  
My commission expires: 12/31/2022



## Real Estate Sales Validation Form

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

Grantor's Name	Christine McDaniel and Ali Dean McDaniel	Grantee's Name	Marlon Jermaine Attical and Olivia Williams Attical
Mailing Address	150 Savannah Ln Calera, AL 35040	Mailing Address	150 Savannah Ln Calera, AL 35040
Property Address	150 Savannah Ln Calera, AL 35040	Date of Sale	November 1, 2019
		Total Purchase Price	\$200,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - Christine McDaniel and Ali Dean McDaniel, 150 Savannah Ln, Calera, AL 35040.

Grantee's name and mailing address - Marlon Jermaine Attical and Olivia Williams Attical, 150 Savannah Ln, Calera, AL 35040.

Property address - 150 Savannah Ln, Calera, AL 35040

Date of Sale - November 1, 2019.

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.

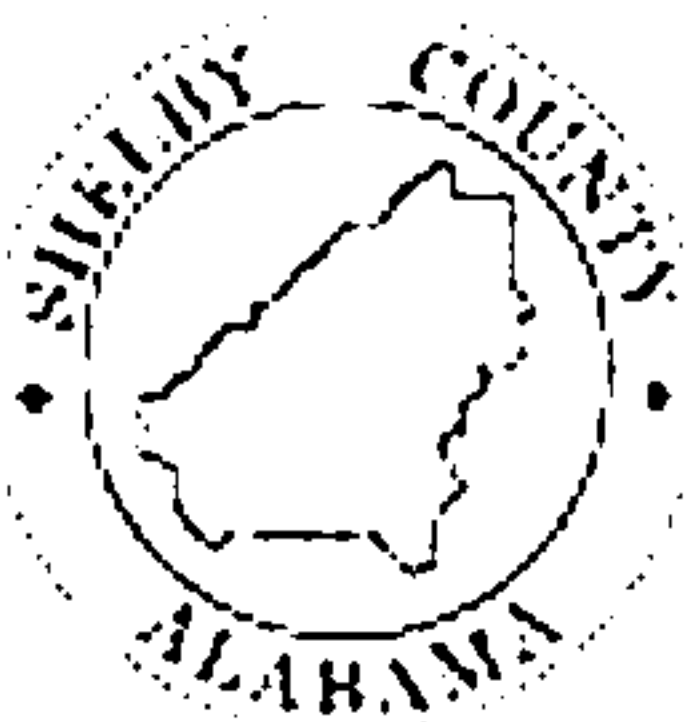
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: November 1, 2019

Sign

*Country Carter*  
Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/04/2019 01:05:24 PM  
\$41.00 CHERRY  
20191104000407360

*Allen S. Bayl*