

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

John Christopher Zannis and Lindsay Moore Zannis
186 Skyline Drive
Pelham, Alabama 35124

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **FOUR HUNDRED FORTY TWO THOUSAND AND NO/100 (\$442,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **THOMAS E. HENDERSON and MARY MCDANIEL HENDERSON**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JOHN CHRISTOPHER ZANNIS and LINDSAY MOORE ZANNIS**, (herein 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, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 13, according to the Amended Map of Second Sector, Skyline Estates, as recorded in Map Book 9, Page 90, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2019 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book , Page .
7. Any loss or claim due to the marital status of grantor not being listed in that certain deed filed of record in Instrument #20170801000276830.
8. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property
9. Right of Way granted to Alabama Power Company and South Central Bell Telephone Company as set forth in Real Volume 32, Page 913, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Restrictions appearing of record in Real Volume 28, Page 165.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

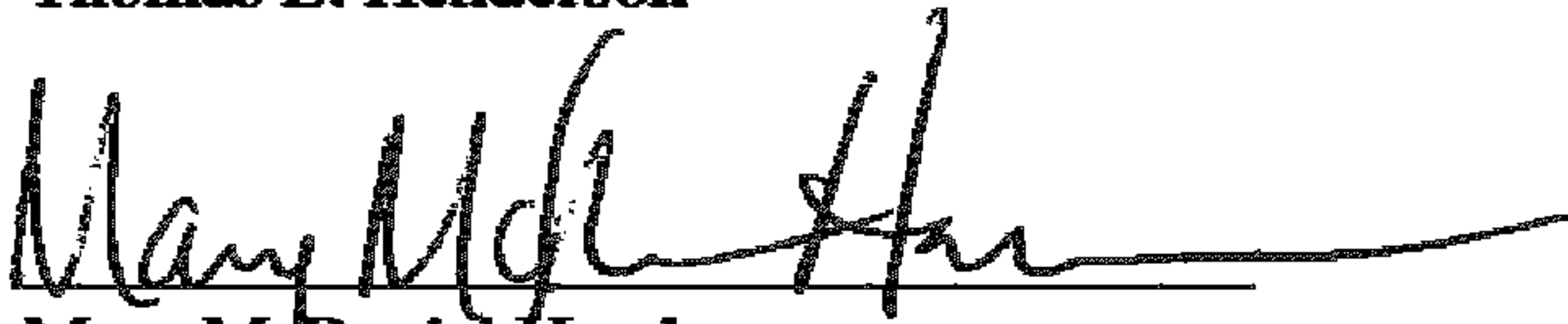
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' 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, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of October 31, 2019.

GRANTORS:


Thomas E. Henderson


Mary McDaniel Henderson

STATE OF Colorado
COUNTY OF Jefferson

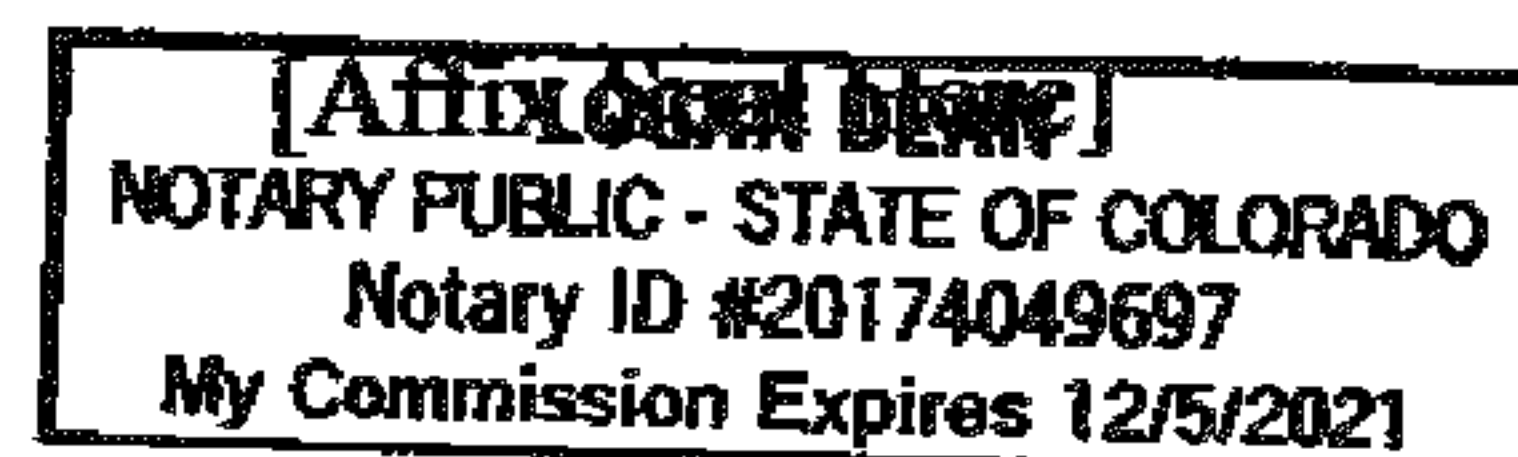
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Thomas E. Henderson and Mary McDaniel Henderson, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Thomas E. Henderson and Mary McDaniel Henderson each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of October 31, 2019.

Logan Dean

Logan Dean, Notary Public

My Commission Expires: 12/5/2021



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 E. Henderson
Mailing Address Mary McDaniel Henderson
186 Skyline Drive
Pelham, Alabama 35124

Grantee's Name John Christopher Zannis
Mailing Address Lindsay Moore Zannis
186 Skyline Drive
Pelham, Alabama 35124

Property Address 186 Skyline Drive
Pelham, Alabama 35124

Date of Sale 11/6/19
Total Purchase Price \$ 442,000.00
 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 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 11/6/19

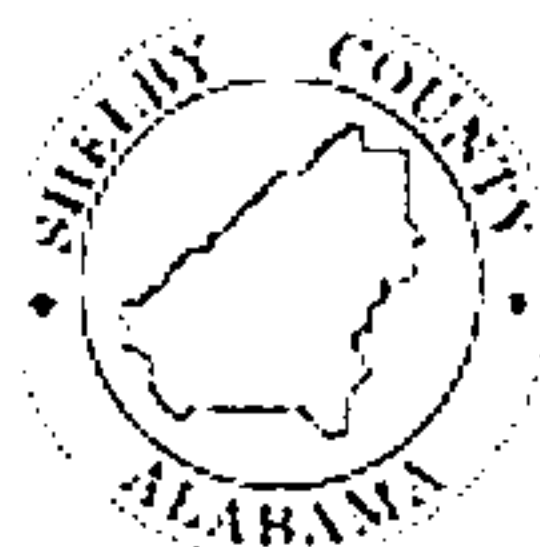
Print C. Ryan Sparks

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/12/2019 02:57:29 PM
 \$50.50 CHARITY
 20191112000420120

Allen S. Bayl

Form RT-1