

SEND TAX NOTICE TO:
Michael L. Hand and Rita J. Hand
76 Loon Drive
Wilsonville, Alabama 35186

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

20200107000009690
01/07/2020 10:12:06 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Four Hundred Thousand dollars & no cents (\$400,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Danny O. West and Cynthia L West, husband and wife

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Michael L. Hand and Rita J Hand

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2 BB ACCORDING TO THE SURVEY OF RESURVEY OF LOTS 1 AND LOT 2 OF CLARK FAMILY SUBDIVISION (RECORDED IN MAP BOOK 33, PAGE 100) SAID RESURVEY BEING RECORDED IN MAP BOOK 36, PAGE 78, SHELBY COUNTY, ALABAMA, AND AS RECORDED IN MAP BOK 42, PAGE 124.

\$360,000.00 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 2020 and subsequent years

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

Mineral and mining rights, if any.

30' Ingress and Egress easement as recorded in Map Book 335, Page 959.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Book 44, Page 749 in the Probate Office of Shelby County, Alabama.

Rights of riparian owners in and to use of said Lay Lake.

Easement and agreement as set out in Instrument recorded in Misc. Book 44, Page 724 in Probate Office of Shelby County, Alabama.

Flood rights Alabama Power Company as shown by Instrument recorded in Deed Book 242, Page 366 and Deed Book 247, Page 804 in Probate Office of Shelby County, Alabama.

Less and except any part of subject property lying within a public road right of way.

Mineral and mining rights if not owned by Grantor.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 36, Page 78.

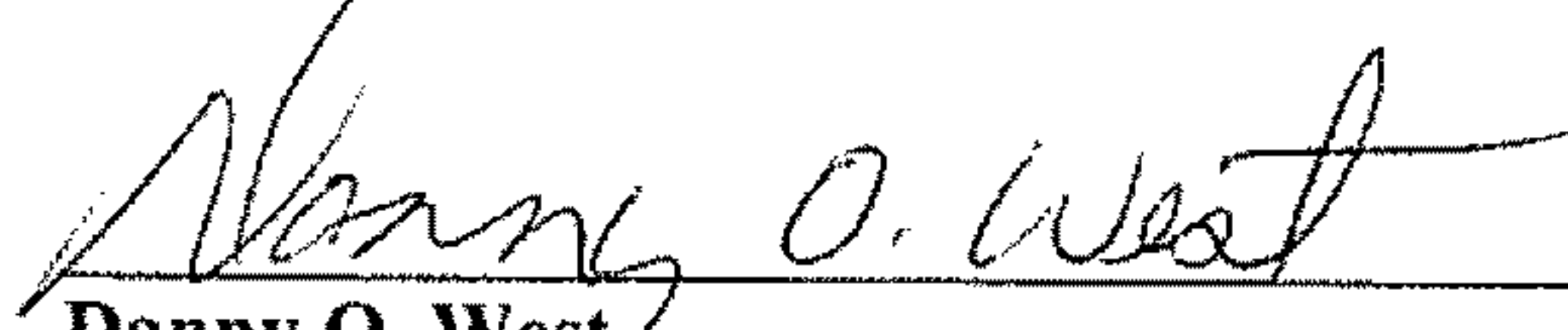
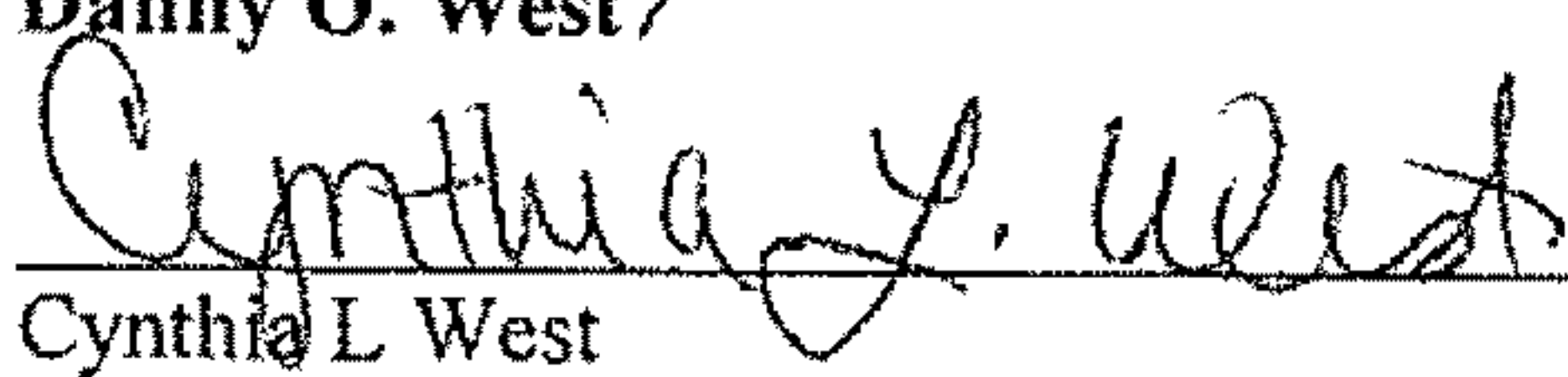
Mis location of fence lines as appears on Map Book 42, Page 124.

Easement as depicted on Map Book 42, Page 124.

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 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **January 3, 2020**.

 (Seal)
Danny O. West
 (Seal)
Cynthia L West

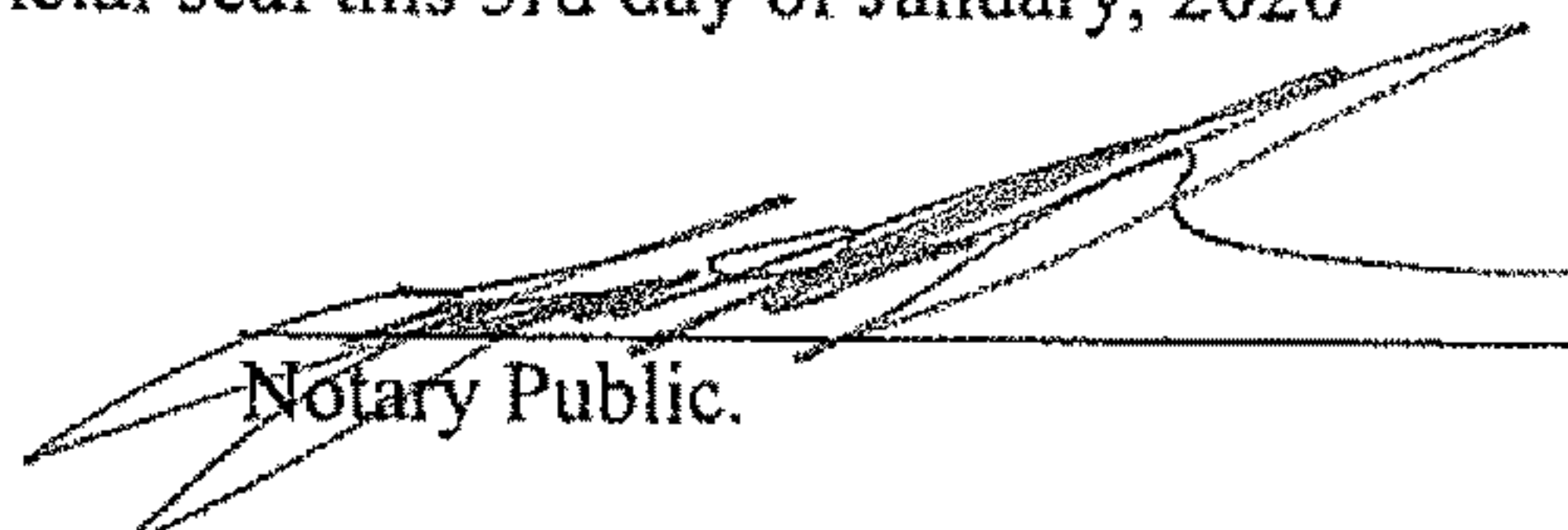
STATE OF ALABAMA

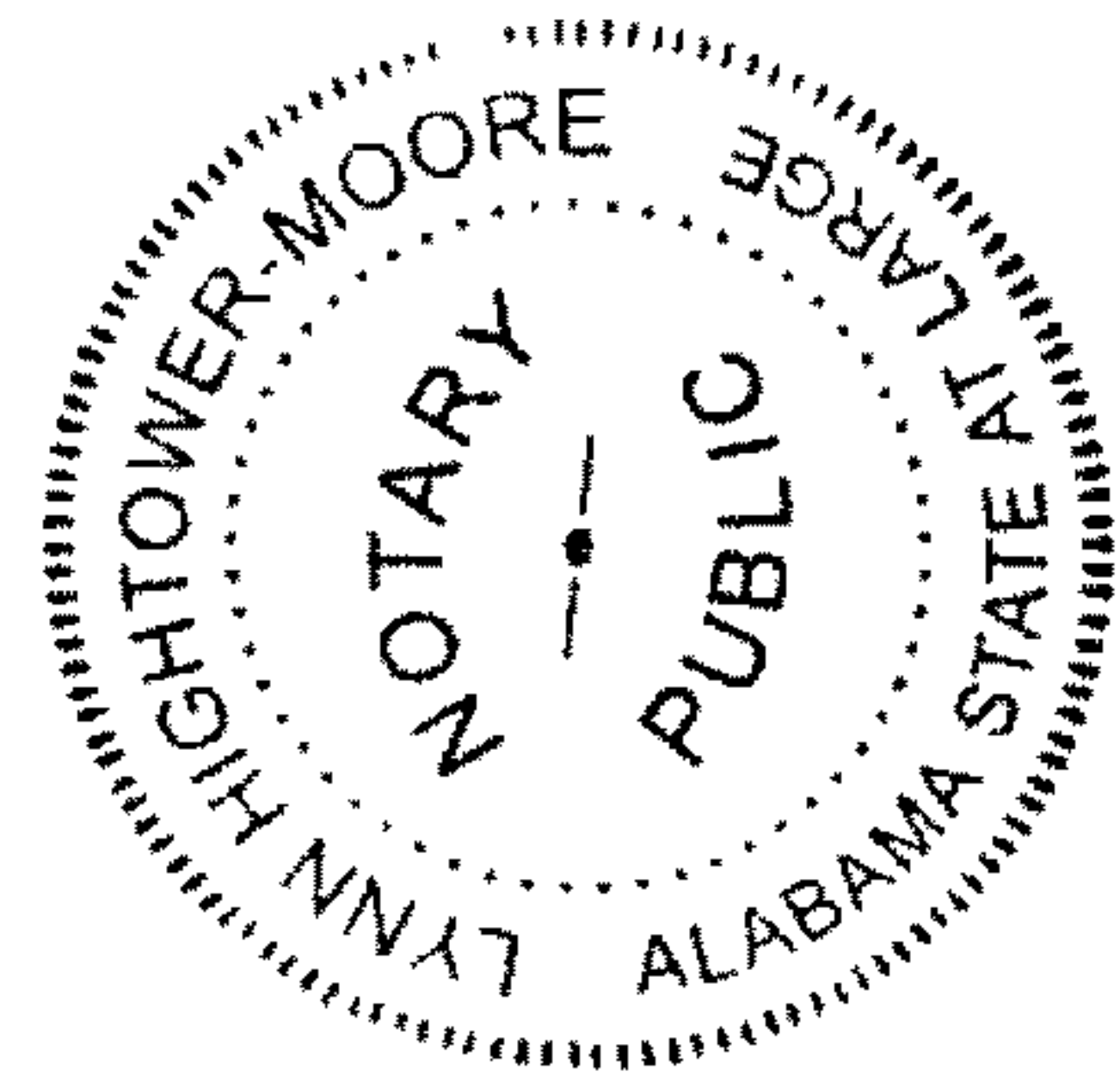
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Danny O. West and Cynthia L West, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of January, 2020


 Notary Public.
 (Seal)
 My Commission Expires: 1-4-22



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 Danny O. West and Cynthia L West

Grantee's Name Michael L. Hand and Rita J Hand

Mailing Address 149 Crest Dr
Sterrett, Alabama 35147

Mailing Address 76 Loon Drive
Wilsonville, Alabama 35186

Property Address 76 Loon Drive
Wilsonville, Alabama 35186

Date of Sale 01/03/2020

Total Purchase Price \$400,000.00

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
 X 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 curreny 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 01-03-2020

Print Michael L. Hand

 Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2020 10:12:06 AM
\$68.00 CHERRY
20200107000009690

Allen S. Bayal