

This instrument was prepared by:
Mary Stewart Nelson, Esq.
400 Century Park South, #224
Birmingham, Alabama 35226

Sent Tax Notices to:
John and Tammy Daly
167 Creekwater St
Helena, AL 35080

20200228000079440
02/28/2020 12:10:38 PM
DEEDS 1/3

State of Alabama
County of Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, J Wright Building Company, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto John Robert Daly and Tammy Opiela Daly, married husband and wife (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description: Lot 344, according to the Survey of Creekwater Phase 111A, as recorded in Map Book 46, Page 100, in the Probate Office of Shelby County, Alabama.

Parcel ID: 12-8-27-0-000-013.020

Property Address: 167 Creekwater St, Helena, AL 35080

Subject to:

- (1) Taxes or assessments for the year 2020 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

Be it known that \$477,043.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to 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 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 Grantees, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of J Wright Building Company, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 27th day of February, 2020.

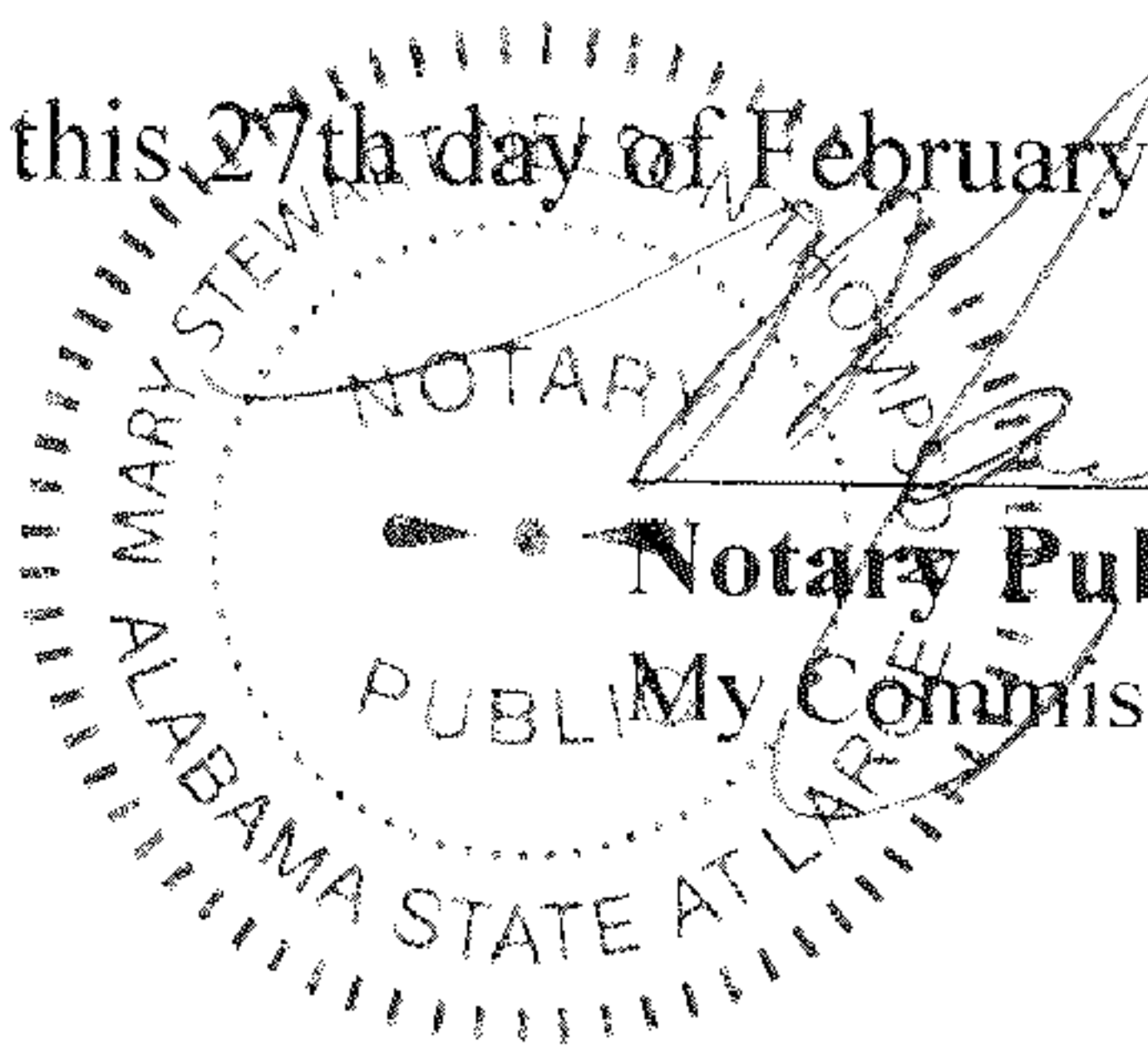
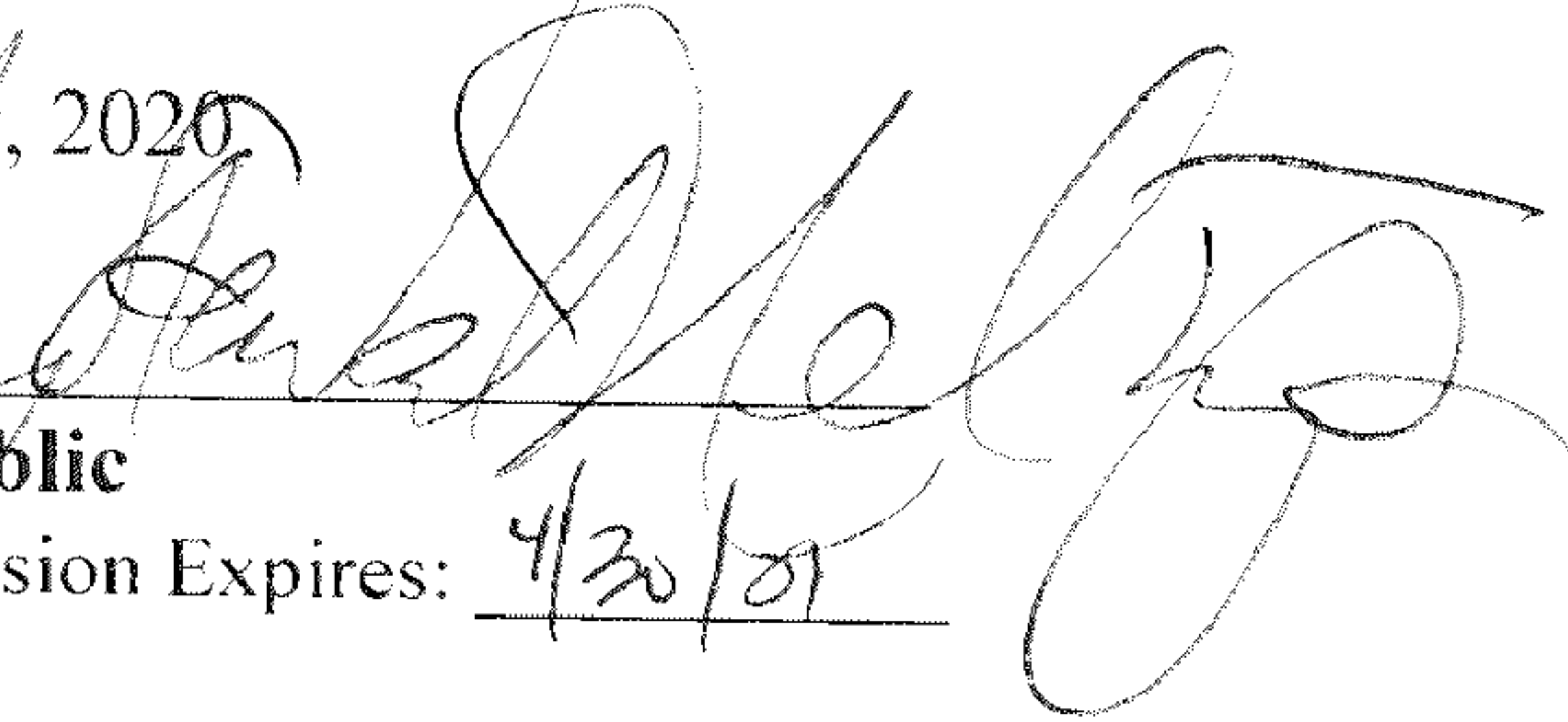

J Wright Building Company, Inc.

By: Jeremy Wright
Title: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Jeremy Wright, who serves as the President and is acting on behalf of J Wright Building Company, Inc. 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2020


Notary Public
My Commission Expires: 4/30/21


Real Estate Sales Validation Form

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

Grantor's Name Wright Building
 Mailing Address 850 Corporate Plaza # 104
Birmingham AL 35242

Grantee's Name John + Tammy Daly
 Mailing Address 167 Creechwater St
Helena AL 35080

Property Address 167 Creechwater St
Helena AL 35080

Date of Sale 2-27-2020
 Total Purchase Price \$616,363.00

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 2-27-2020

Print Mary Stewart Nelson Thompson

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL (verified by)
 02/28/2020 12:10:38 PM
 \$167.50 MIST
 20200228000079440

Allen S. Bayl

Form RT-1