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05/26/2020 03:34:16 PM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Amanda Cranston
2450 Titonka Road
Birmingham, AL 35244

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of the sum of **Two Hundred Fifty Thousand and 00/100 DOLLARS ($250,000.00)** to the undersigned Grantors in hand paid by the GRANTEEs herein, the receipt whereof is hereby acknowledged, we

Evan C. Cork and Gwendolyn F. Cork, Husband and Wife

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Amanda Cranston and Johnathon Michael Cranston

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 32, according to the Survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

$225,000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed 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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the said GRANTORs have hereunto set their signatures and seals, this the **22nd** day of **May, 2020**.

Evan C Cork
Evan C. Cork

Gwendolyn F Cork
Gwendolyn F. Cork

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Evan C. Cork and Gwendolyn F. Cork** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the **22nd** day of **May, 2020**

STATE OF ALABAMA NOTARY PUBLIC
R. TIMOTHY ESTES
SEAL
My Commission Expires
July 11, 2023

Notary Public
My Commission Expires: 7.11.23

Real Estate Sales Validation Form

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

Grantor's Name **Evan C. Cork and Gwendolyn F. Cork**

Mailing Address **2450 Titonka Road**
Birmingham, AL 35244

Property Address **2450 Titonka Road**
Birmingham, AL 35244

Grantee's Name **Amanda Cranston and Johnathon Michael Cranston**

Mailing Address **144 Rocky Ridge Drive**
Helena, AL 35080

Date of Sale **May 22, 2020**

Total Purchase Price **$250,000.00**
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 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 **May 22, 2020**

____Unattested _____ (verified by)

Print Evan C. Cork

Sign Evan C Cork
(Grantor/Grantee/Owner/Agent) circle one

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/26/2020 03:34:16 PM
$50.00 CHERRY
20200526000209410

Alabama S. Boyd