



20200601000218360 1/3 \$94.50  
Shelby Cnty Judge of Probate, AL  
06/01/2020 01:31:15 PM FILED/CERT

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
**Courtney & Paul Monnette**  
*5016 Eagle Valley Trail*  
*Birmingham AL 35242*

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

M200782 (2)

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Three Hundred Thirty-Two Thousand Dollars and NO/100 (\$332,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Sidney J. Stohs and his wife, Edeth K. Kitchens, by and through Sidney J. Stohs, her Agent,** (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Courtney Monnette and Paul Monnette** (herein referred to as **Grantees** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

**Lot 1413, according to the Survey of Eagle Point 14th Sector, as recorded in Map Book 26, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$265,600.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

To have and to hold to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and 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 from all encumbrances, unless otherwise noted above; that we have 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 undersigned Grantors have hereunto set their hands and seals, this

20 day of May, 2020

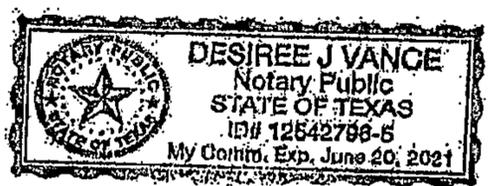
Sidney J. Stohs  
Sidney J. Stohs

STATE OF Texas  
COUNTY OF Chilton

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Sidney J. Stohs whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of May, 2020.

Notary Seal



Desiree J. Vance  
Notary Public  
My commission expires: 06-20-2021

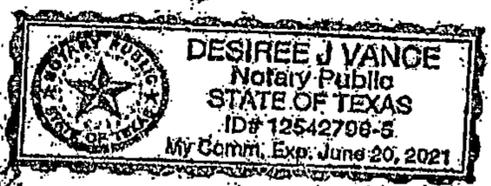
Edith K. Kitchens, Agent  
Edith K. Kitchens, by Sidney J. Stohs, her Agent

STATE OF Texas  
COUNTY OF Chilton

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Sidney J. Stohs, whose name as Agent for Edith K. Kitchens is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of May, 2020.

Notary Seal



Desiree J. Vance  
Notary Public  
My commission expires:

M200782





Shelby County, AL 06/01/2020  
State of Alabama  
Deed Tax: \$66.50

Alabama, County

*Alex S. Bayl*

20200601000218360 06/01/2020



20200601000218360 3/3 \$94.50  
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**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Sidney J. Stahs</u>	Grantee's Name	<u>Courtney Monnette</u>
Mailing Address	<u>Edeth K. Kitchens</u> <u>7068 Maywood Valley Ct</u> <u>Frisco TX 75036</u>	Mailing Address	<u>Paul Monnette</u> <u>5016 Eagle Valley Tr</u> <u>Birmingham AL 35242</u>
Property Address	<u>5016 Eagle Valley Tr</u> <u>Birmingham AL 35242</u>	Date of Sale	<u>5/29/2020</u>
		Total Purchase Price \$	<u>332,000.00</u>
		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 - 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 5/29/2020

Print Jeff Wynn

Unattested \_\_\_\_\_

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

