20200617000246150 06/17/2020 08:29:36 AM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Christopher Ryan Wheat & Anna Maria Wheat 205 Red Bay Drive Maylene, AL 35114

TATE OF ALABAMA	)
OTRITA OF CUITI DA	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED THIRTY-FOUR THOUSAND AND NO/100 DOLLARS (\$334,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, T.J. MARSHALL and ASHLEIGH T. MARSHALL, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, CHRISTOPHER RYAN WHEAT and ANNA MARIA WHEAT (hereinafter 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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 51, according to the Survey of Lake Forest, Sixth Sector, as recorded in Map Book 36, page 35 A & B, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$304,232.00 of the above-recited purchase price is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 15th day of June, 2020.

T.J. MARSHALL

AMARSHALL

ASHLEIGH T. MARSHALL

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **T.J. MARSHALL** and **ASHLEIGH T. MARSHALL**, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of June, 2020.

NOTARY PUBLIC
My commission expires:

STATE OF ALABAMA

COUNTY OF JEFFERSON

PMBISW

J/787°

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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	T.J. MARSHALL and ASHLEIGH T. MARSHALL	CHRISTOPHER RYAN WHEAT Grantee's Nameand ANNA MARIA WHEAT
Mailing Address	205 RED BAY DRIVE	Mailing Address 205 RED BAY DRIVE
	MAYLENE, AL 35114	MAYLENE, AL 35114
Property Address	205 RED BAY DRIVE MAYLENE, AL 35114	Date of SaleJune 15, 2020
	1815-2   E. L. 1812-, F. E. VV   18-7	Total Purchase Price \$334,000.00
		or Actual Value <b>\$</b>
		or Assessor's Market Value <b>\$</b>
	e or actual value claimed on this form ca of documentary evidence is not required	an be verified in the following documentary evidence: (check
Bill of Sale		Appraisal
Sales Contrac	<del>-</del>	Other
X Closing State	ment	
If the conveyance of this form is not i		tains all of the required information referenced above, the filing
	ins	tructions
Grantor's name an current mailing add	<del>-</del>	the person or persons conveying interest to property and their
Grantee's name an conveyed.	nd mailing address - provide the name o	f the person or persons to whom interest to property is being
	the physical address of the property belowerty was conveyed.	ing conveyed, if available. Date of Sale - the date on which
Total purchase priethe instrument offer	· · · · · · · · · · · · · · · · · · ·	se of the property, both real and personal, being conveyed by
	for record. This may be evidenced by a	ne of the property, both real and personal, being conveyed by the name appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pr	operty as determined by the local officia	the current estimate of fair market value, excluding current use a charged with the responsibility of valuing property for property and pursuant to Code of Alabama 1975 § 40-22-1(h).
further understand	<del>-</del>	ormation contained in this document is true and accurate. It is form may result in the imposition of the penalty indicated in
Date		
June 15, 20	<u>320</u>	Print Malcolm S. McLeod
Unattested		_ Sign
	(verified by)	(Grantor/Grantee/Owner/Agent) circle one
	Filed and Recorded Official Public Records Judge of Probate, Shelby County	Alabama County
File 200445	Judge of Probate, Shelby County Clerk Shelby County, AL 06/17/2020 08:29:36 AM	Form RT-1

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