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

Send Tax Notice to:
Britney Ray & Taylor Ray
408 Bentmoor Way

Helena, AL 35080

20200701000272000 07/01/2020 01:13:10 PM

DEEDS 1/3

| STATE OF ALABAMA | )                                  |
|------------------|------------------------------------|
|                  | ) JOINT WITH RIGHT OF SURVIVORSHIP |
| COUNTY OF SHELBY | ) WARRANTY DEED                    |

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$215,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **SAMUEL MOORE KING**, an unmarried man (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **BRITNEY RAY and TAYLOR RAY** (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, towit:

Lot 1111, according to the Map of Second Addition, Old Cahaba, Phase III, as recorded in Map Book 29, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$211,589.00 of the above-recited consideration is being paid with 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 Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is 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 Grantor will, and its 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.

## 20200701000272000 07/01/2020 01:13:10 PM DEEDS 2/3

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 29th day of June, 2020.

SAMUEL MOORE KING

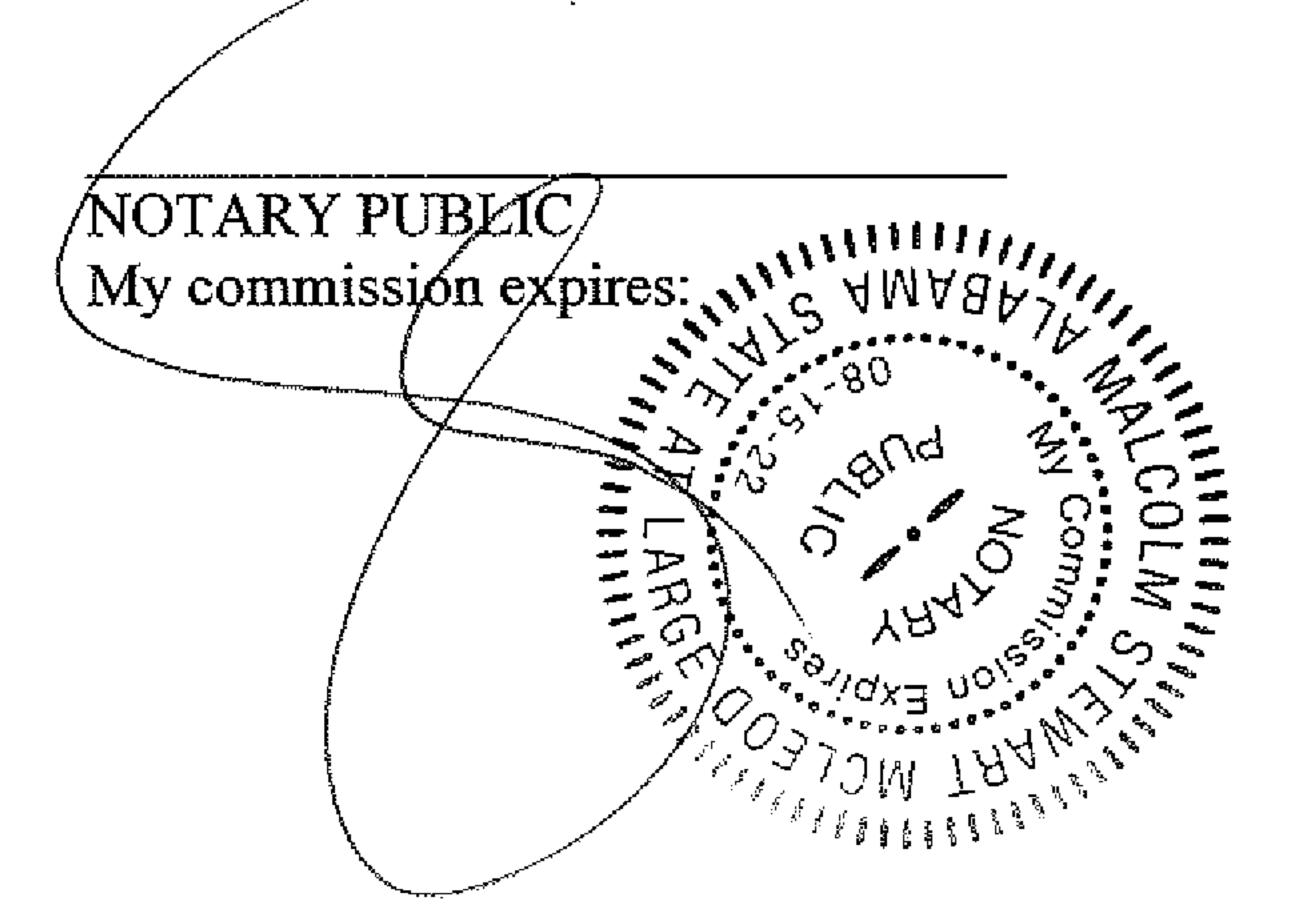
STATE OF ALABAMA

)

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **SAMUEL MOORE KING**, whose name 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of June, 2020.



## 20200701000272000 07/01/2020 01:13:10 PM DEEDS 3/3

## Real Estate Sales Validation Form

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

| Granto                     | or's Name                     | SAMUEL MOORE KING  | Grantee's NameBRITNEY RAY and TAYLOR RAY  |  |
|----------------------------|-------------------------------|--|---|--|
| Mailing                    | g Address                     | 408 BENTMOOR WAY<br>HELENA, AL 35080   | Mailing Address 408 BENTMOOR WAY HELENA, AL 35080   |  |
| Prope                      | rty Address                   | 408 BENTMOOR WAY HELENA, AL 35080  | Date of Sale June 29, 2020  |  |
|                            |                               |  | Total Purchase Price \$215,500.00   |  |
|                            |                               |  | or<br>Actual Value <u>\$</u>  |  |
|                            |                               |  | or<br>Assessor's Market Value <u>\$</u>   |  |
| _                          |                               | or actual value claimed on this form controls of documentary evidence is not require | an be verified in the following documentary evidence: (check  |  |
| Bill of SaleSales Contract |                               | •  | Appraisal<br>Other  |  |
| <u>X</u> C                 | losing State                  | ment   |   |  |
|                            | conveyance of form is not r   |  | ntains all of the required information referenced above, the filing   |  |
| Instructions               |                               |  |   |  |
|                            | or's name an<br>t mailing add |  | of the person or persons conveying interest to property and their   |  |
| Grante<br>conve            | _                             | d mailing address - provide the name of  | of the person or persons to whom interest to property is being  |  |
| _                          | _                             | the physical address of the property be<br>erty was conveyed.                        | eing conveyed, if available. Date of Sale - the date on which   |  |
|                            |                               | e - the total amount paid for the purcha<br>red for record.                          | ase of the property, both real and personal, being conveyed by  |  |
| instrur                    |                               | for record. This may be evidenced by a   | ue of the property, both real and personal, being conveyed by the an appraisal conducted by a licensed appraiser or the assessor's  |  |
| valuati                    | on, of the pr                 | operty as determined by the local officia  | the current estimate of fair market value, excluding current use all charged with the responsibility of valuing property for property ed pursuant to Code of Alabama 1975 § 40-22-1(h). |  |
| further                    | understand                    | _  | formation contained in this document is true and accurate. I his form may result in the imposition of the penalty indicated in  |  |
| Date                       | June 29, 20                   | 20   | Print Malcolm S. McLeod   |  |
|                            | <u></u>                       |  |   |  |
|                            | Unattested                    | (verified by)  | Sign<br>(Grantor/Grantee/Owner/Agent) circle one  |  |
|                            |                               |  |   |  |

File 200473



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 01:13:10 PM

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Shelby County, AL 07/01/2020 01:13:10 PM \$32.00 CHARITY 20200701000272000 Form RT-1 Alabama 08/2012 LSS