

20200720000301150
07/20/2020 12:46:55 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Charles E. Sparks and Melissa Sparks
17932 Highway 42
Shelby, Alabama 35143

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Seven Hundred Fifty Thousand dollars & no cents (\$750,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Daniel W Braden and Jenene L. Braden, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Charles E. Sparks and Melissa Sparks

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 10B IN SHELBY SHORES, 1970 ADDITION, ACCORDING TO MAP OF SHELBY SHORES, 1970 ADDITION, RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 5, PAGE 68.

LESS AND EXCEPT:

PART OF LOT 10 AS DESCRIBED: BEGINNING AT THE NORTHWEST CORNER OF LOT 10; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH LOT LINE OF SAID LOT, WHICH IS THE SOUTH LINE OF LOT 11, A DISTANCE OF 308.6 FEET; THENCE TURN AN ANGLE OF 57 DEGREES 27 MINUTES RIGHT AND RUN A DISTANCE OF 15.00 FEET; THENCE TURN AN ANGLE OF 59 DEGREES 53 MINUTES 36 SECONDS RIGHT AND RUN A DISTANCE OF 300.80 FEET TO THE POINT OF BEGINNING.

\$600,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 5, Page 68.

Riparian and other rights created by the fact that the subject property lies adjacent to Lay Lake.

TO HAVE AND TO HOLD 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), July 10, 2020.

 (Seal)
 Daniel W Braden

 (Seal)
 Jenene L. Braden

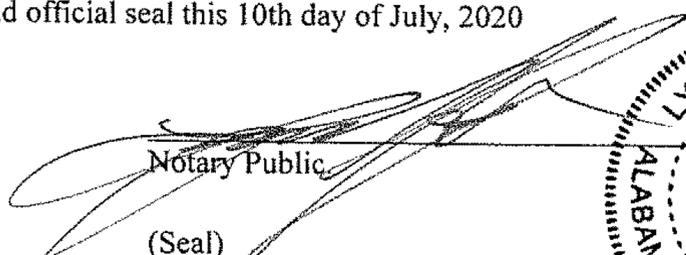
STATE OF ALABAMA

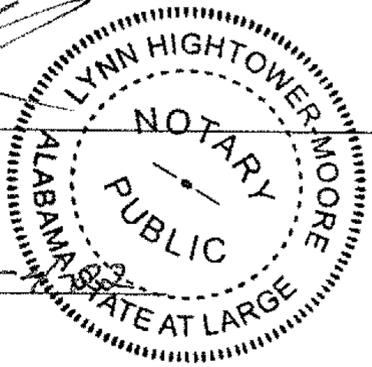
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Daniel W Braden and Jenene L. Braden, husband and wife** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 2020


 Notary Public
 (Seal)
 My Commission Expires: 1-14-2023



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Daniel W Braden and Jenene L. Braden

Grantee's Name Charles E. Sparks and Melissa Sparks

Mailing Address 2150 CAHABA VALLEY ROAD Pelham, Alabama 35124

Mailing Address 17932 Highway 42 Shelby, Alabama 35143

Property Address 17932 Highway 42 Shelby, Alabama 35143

Date of Sale 07/10/2020

Total Purchase Price \$750,000.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 07-10-20

Print Charles E. Sparks

Unattested

(verified by) [Signature]

Sign

(Grantor/Grantee/Owner/Agent) circle one [Signature]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/20/2020 12:46:55 PM
\$178.00 JESSICA
20200720000301150

Alison Boyd