

20200720000301170  
07/20/2020 12:46:57 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 **Sixty Nine Thousand dollars & no cents (\$69,000.00)**

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

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.

**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**.

  
Daniel W Braden (Seal)

  
Jenene L. Braden (Seal)

STATE OF ALABAMA

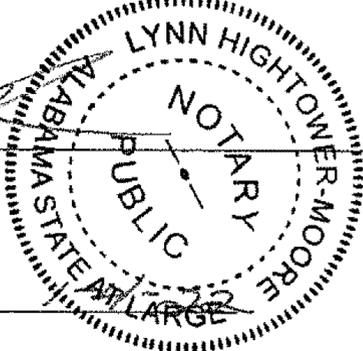
General Acknowledgement

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: \_\_\_\_\_



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 \$69,000.00

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 responsibility 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 7-10-2020

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 12:46:57 PM
\$97.00 JESSICA
20200720000301170

Alvin S. Bevil