

Prepared By and Return To:
Paul Michael Kemp
Access Title & Closing Group, LLC
Attn: Paul Kemp
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-20-00178-RET

Send Property Tax Notice to:
Joseph Meadow
and Matt Bein

20200817000354600
08/17/2020 12:59:57 PM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

Sandra McClendon Thoms, a single woman

For and in consideration of the sum of ONE HUNDRED TWENTY THOUSAND DOLLARS, (\$120,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Joseph Meadow and Matt Bein

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantees, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 23, according to the Survey of Olde Towne Forest, 2nd Addition, as recorded in Map Book 12, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Source of Title: Corporation Form Warranty Deed with Remainder to the Survivor from Crest Builders Inc. to Gregory D. Thoms and Sandra McClendon Thoms recorded at Book 357, Page 1213, dated 07/30/1991 and recorded on 08/05/1991, Shelby County, Alabama records.

The subject property is the homestead of the Grantor.

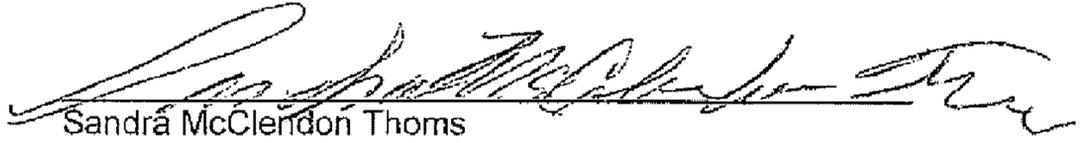
Sandra McClendon Thoms is the surviving Grantee on Corporation Form Warranty Deed with Remainder to the Survivor from Crest Builders Inc. to Gregory D. Thoms and Sandra McClendon Thoms recorded at Book 357, Page 1213, dated 07/30/1991 and recorded on 08/05/1991, Shelby County, Alabama records, Gregory D. Thoms having died on or about 05/27/1997.

TO HAVE AND TO HOLD the same unto the said Grantees, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantees, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantees, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 14th day of Aug., 2020.

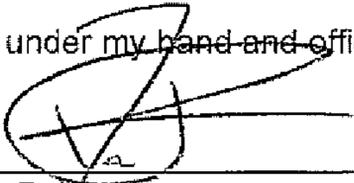

Sandra McClendon Thoms

STATE OF Alabama

COUNTY OF Jefferson

I, David Sigler, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Sandra McClendon Thoms**, 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 executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 14th day of August, 2020



Notary Public
My Commission Expires: _____

[Notary Seal]



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Sandra McClendon Thoms
Mailing Address: 703 Olde Towne Circle
Alabaster AL 35007

Grantee's Name: Joseph Meadow and Matt Bein
Mailing Address: 703 Olde Towne Circle
Alabaster, AL 35007

Property Address:
703 Olde Towne Circle
Alabaster, AL 35007

Date of Sale: 8-14-2020
Total Purchase Price: \$120,000.00
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
____ 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 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 is 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: 8-14-2020

Print: Access Title & Closing Group, LLC

____ Unattested

Sign: *[Signature]*
(Grantor/Grantee/Owner AGENT circle one)

Verified by:

FORM RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2020 12:59:57 PM
\$148.00 CHERRY
20200817000354600

Allie S. Bevil