

This instrument prepared by:

Anthony D. Snable, Attorney  
SNABLE LAW FIRM, LLC  
2737 Highland Avenue South  
Birmingham, AL 35205

Send Tax Notices to:

Jimmy E. McClain  
Bonnie D. McClain  
300 Carriage Lane  
Alabaster, AL 35007

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY )

That in consideration of Six Hundred Seventy Five Thousand and No/100 Dollars (\$675,000.00 to the undersigned Grantor(s), Joseph D. King and Bobbie Rae King, Husband and Wife, (herein referred to as Grantor(s)) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant, bargain, sell and convey unto the said Jimmy E. McClain and Bonnie D. McClain, (herein referred to as Grantee(s)) as joint tenants with rights of survivorship, and upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 43, ACCORDING TO THE SURVEY OF CAMP BRANCH ESTATES, SECOND ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 104 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Ad valorem taxes for the current tax year, 2021.
2. Easements, restrictions, conditions and reservations of record.

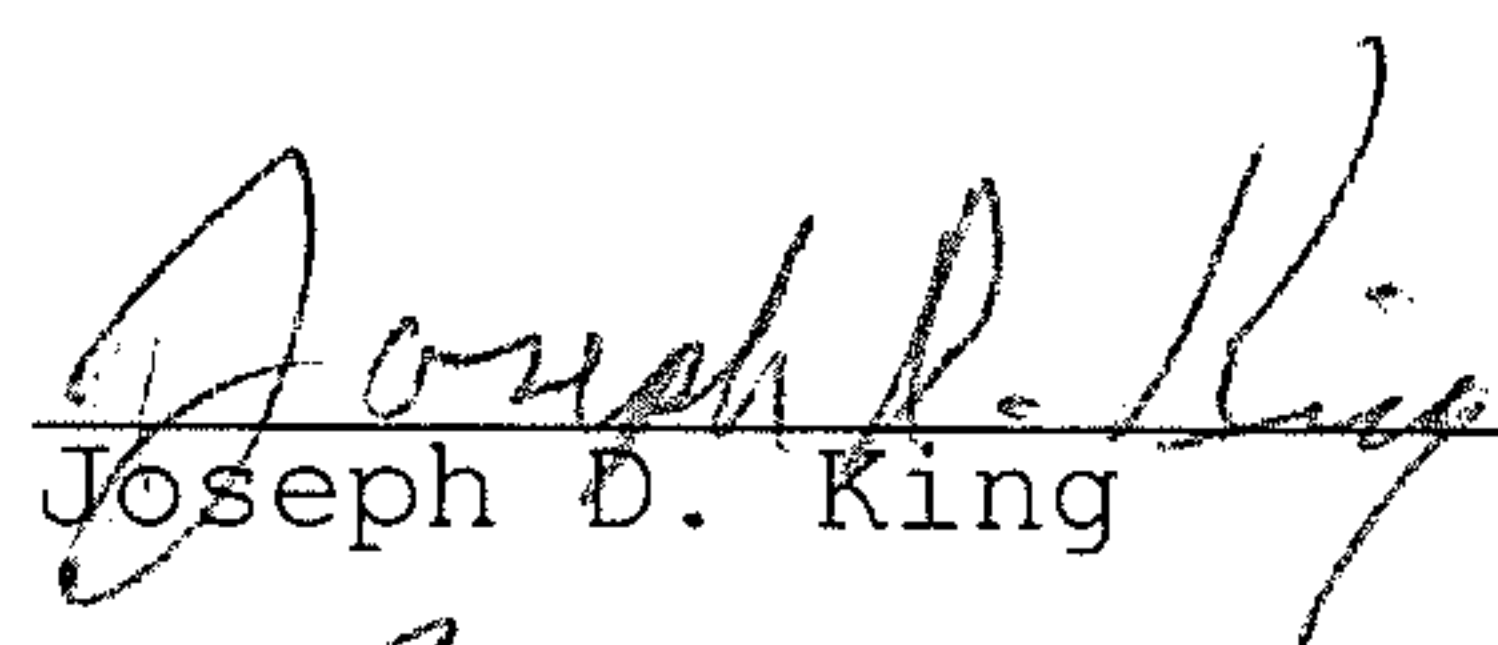
\$325,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

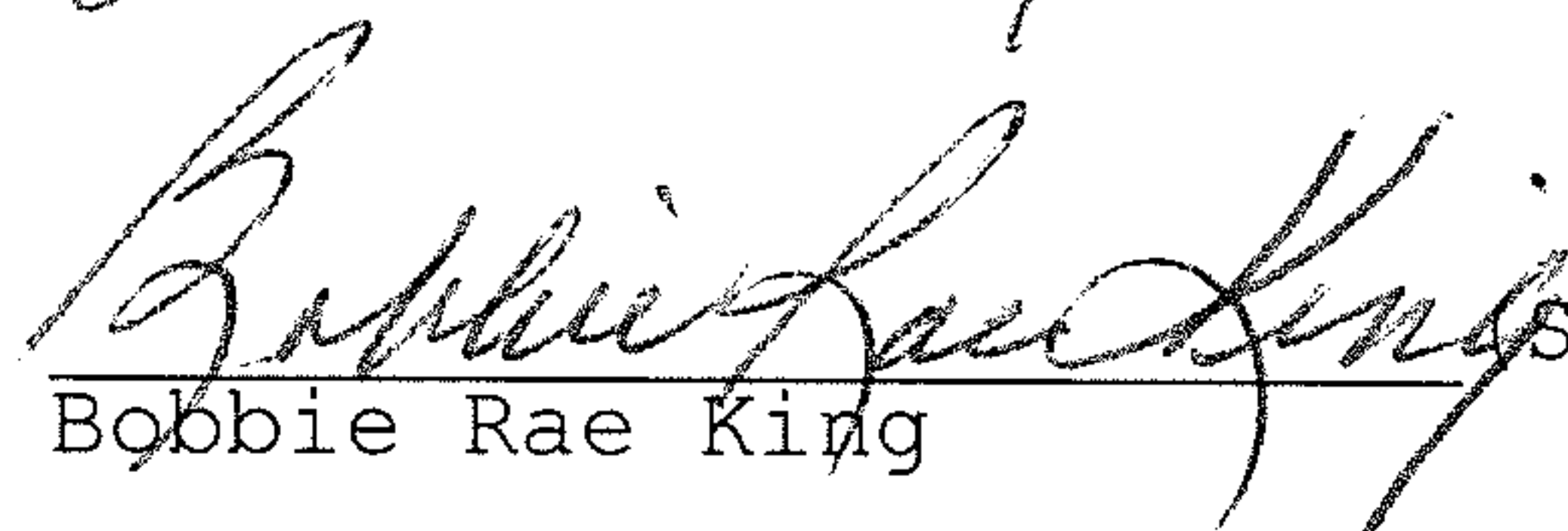
TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee(s), their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 20<sup>th</sup> day of November, 2020.

 (SEAL)  
Joseph D. King

 (SEAL)  
Bobbie Rae King

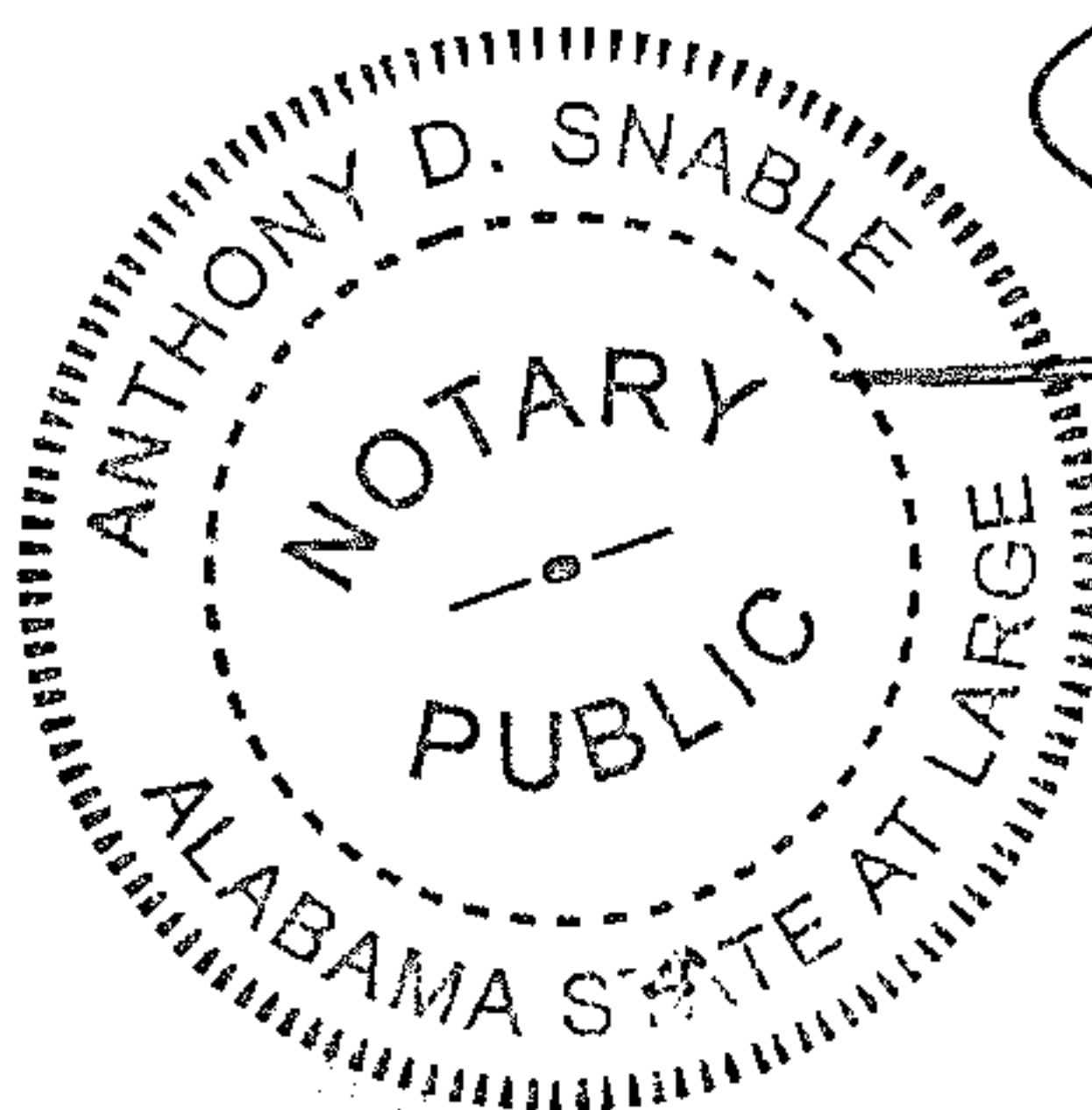
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph D. King and Bobbie Rae King, 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 20<sup>th</sup> day of November, 2020.

{NOTARIAL SEAL}



  
Notary Public  
Anthony D. Snable

My Commission Expires:10/10/23

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Joseph D. King  
Bobbie Rae KingGrantee's Name Jimmy E. McClain  
Bonnie D. McClainMailing Address: 300 Carriage Lane  
Alabaster, AL 35007Mailing Address 300 Carriage Lane  
Alabaster, AL 35007Property Address 300 Carriage Lane  
Alabaster, AL 35007Date of Sale 11/20/2020  
Total Purchase Price \$675,000.00  
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            Appraisal  
           Sales Contract            Other  
  X   Closing Statement

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 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 validation, of the property as 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: 11/20/2020Print Name: Anthony D. Snable, Attorney           Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) (Circle one)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/20/2020 03:49:35 PM  
\$378.00 CHARITY  
20201120000533980*Allen S. Bayl*