

20201221000585000
12/21/2020 12:31:38 PM
DEEDS 1/3

This instrument was prepared by:
Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:
Anthony L. Ponder and Linda O.
Ponder
705 Riverchase Parkway West
Birmingham, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS (\$330,000.00)**, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Dustin L. Haynes and Kathryn Haynes, a married couple**, do hereby grant, bargain, sell and convey unto **Anthony L. Ponder and Linda O. Ponder**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Amended Map of Riverchase West, as recorded in Map Book 7, Page 150, in the Probate Office of Shelby County, Alabama

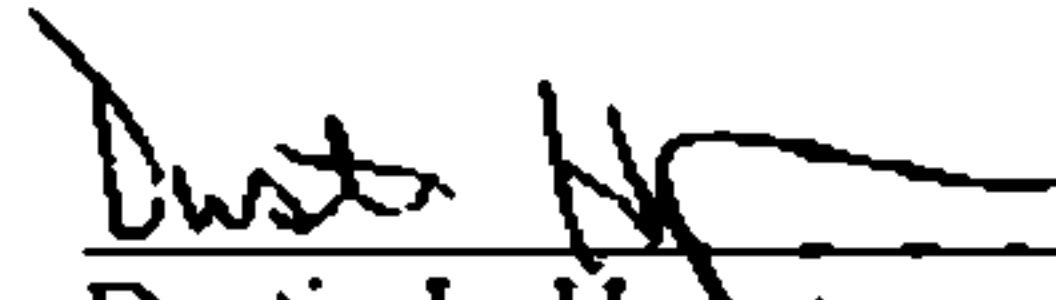
SUBJECT TO ALL MATTERS OF RECORD

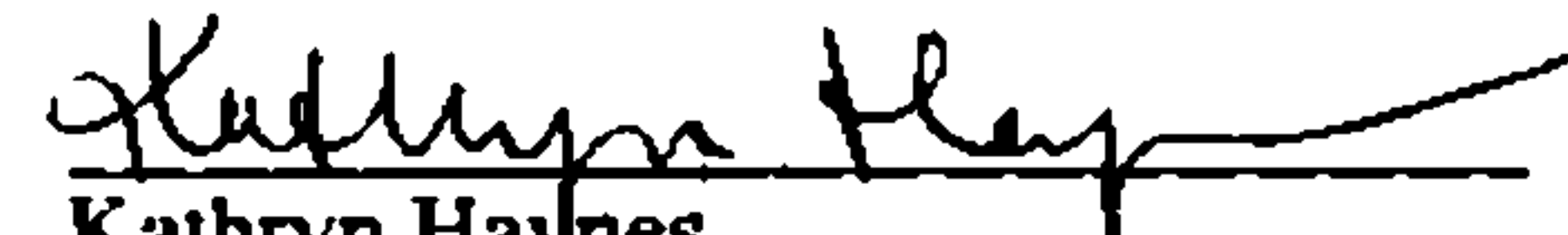
283,920.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 15th day of December, 2020.


Dustin L. Haynes

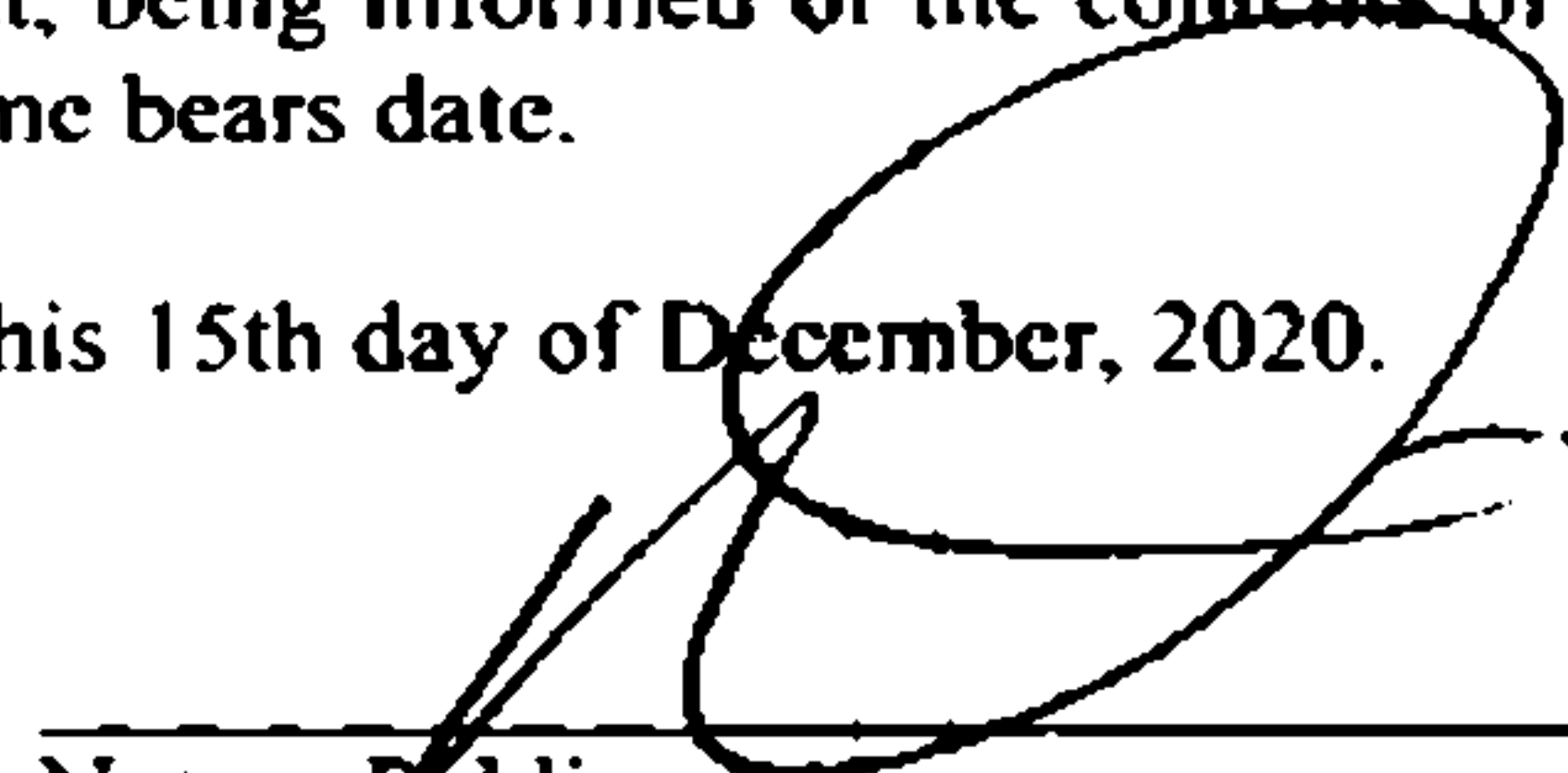

Kathryn Haynes

STATE OF ALABAMA)

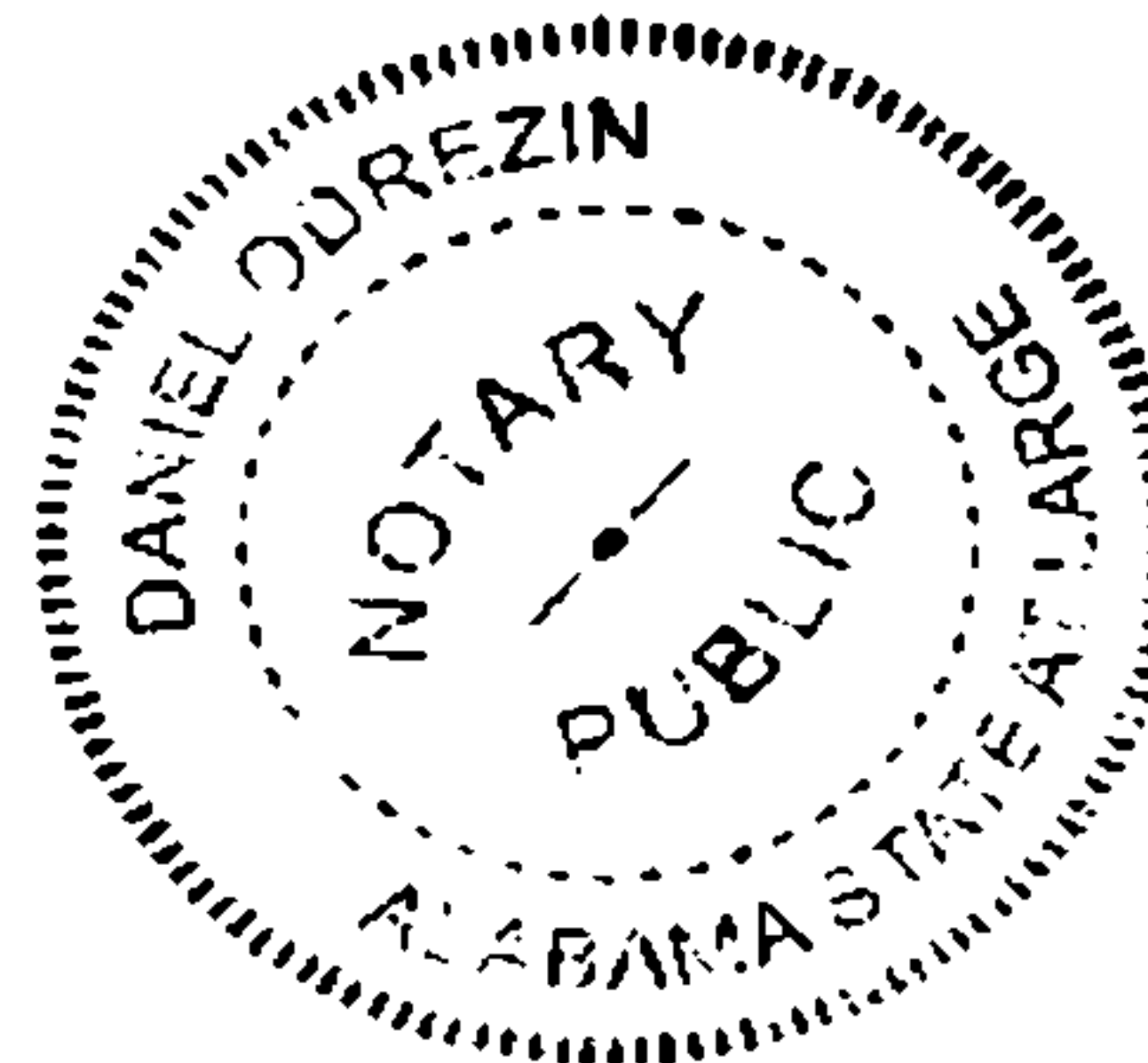
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dustin L. Haynes and Kathryn Haynes, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2020.


Notary Public

My Commission Expires: 4/3/22





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2020 12:31:38 PM
\$74.50 MIST
20201221000585000

20201221000585000 12/21/2020 12:31:38 PM DEEDS 3/3

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Dustin L. Haynes and Kathryn Haynes
Mailing Address _____

Grantee's Name Anthony L. Ponder and Linda O. Ponder
Mailing Address _____

Property Address 705 Riverchase Parkway West
Birmingham, AL 35244

Date of Sale December 15, 2020

Total Purchase Price \$330,000.00

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

☐ Appraisal
☐ Other: _____

☐ 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 valuation, 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 12/15/2020 Print _____

☐ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one