

20210304000109760  
03/04/2021 03:48:18 PM  
DEEDS 1/3

95% iN Shelby  
5% iN JEFFERSON

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
County of Jefferson/Shelby

Send Tax Notice To:  
Jordan Thomas Holt and Kallie Revels Holt  
6282 Black Creek Loop N  
Birmingham aL 35244

Presents:

THAT IN CONSIDERATION OF Three Hundred Seventy Thousand Dollar and no/100 Dollars (\$370,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Toni Fikes and Trent Fikes, a married couple (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Jordan Thomas Holt and Kallie Revels Holt (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson/Shelby County, Alabama to-wit:

Lot 287, according to the Final Record Plat of Creekside, Phase 2, Part B, as recorded in Map Book 44, Page 26 & 26A, in the Probate Office of Jefferson County, Alabama, Bessemer Division, and as recorded in Map Book 39, Page 58A & 58B, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

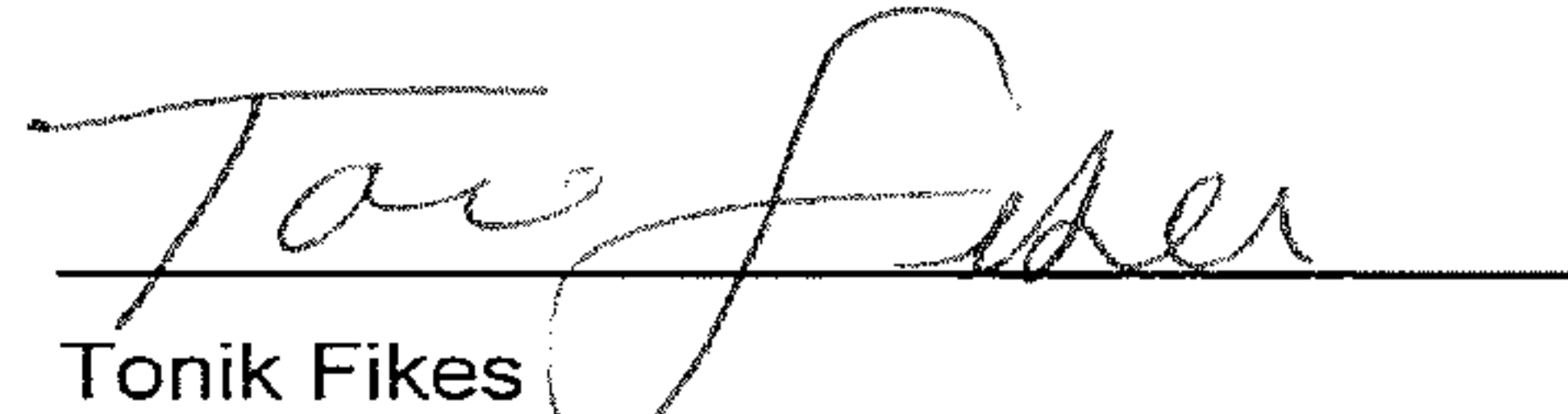
Subject to Mineral and Mining rights of record.

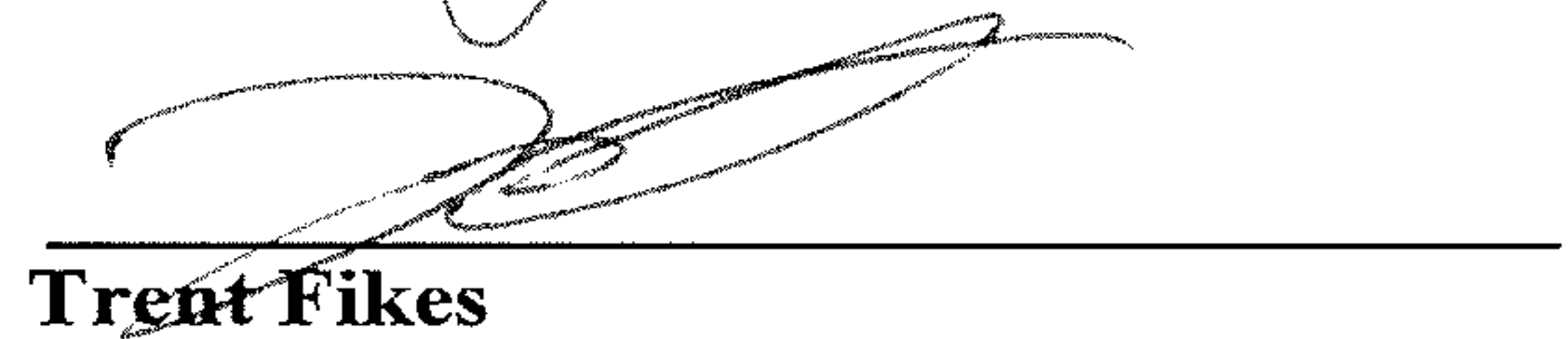
\$351,500.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

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 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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 2nd day of March 2021

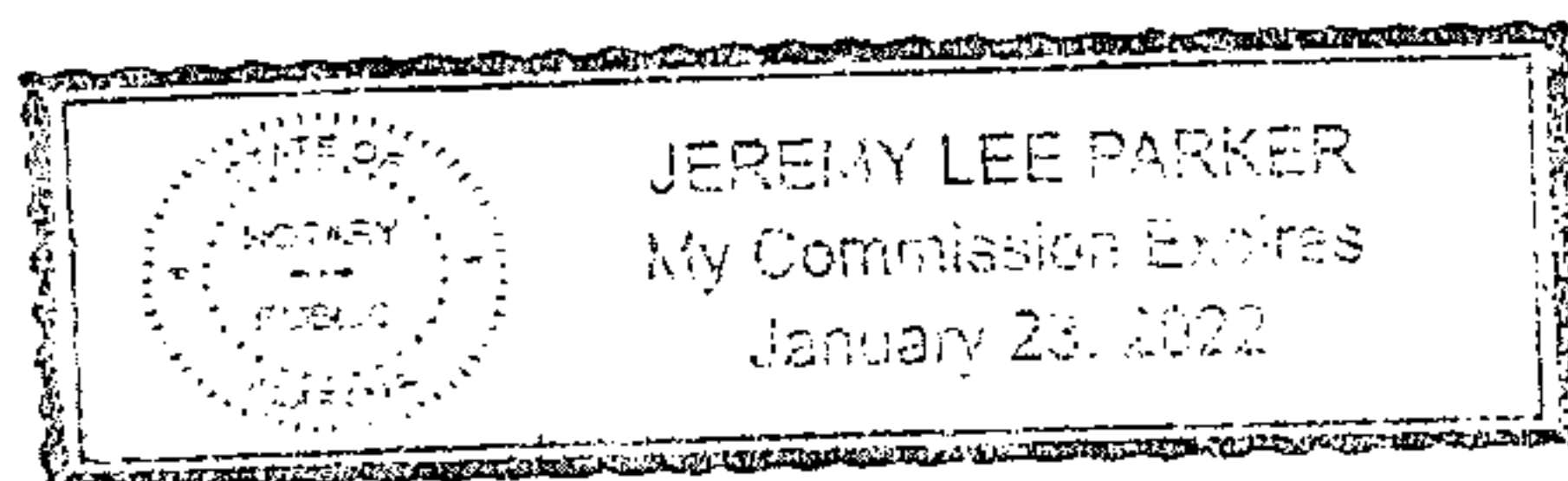
  
Tonik Fikes

  
Trent Fikes

State of Alabama  
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Toni Fikes and Trent Fikes 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of March, 2021



  
Notary Public  
My Commission Expires:

Prepared by: Jeremy Parker  
Parker Law Firm LLC  
1560 Montgomery Hwy Ste 205  
Hoover AL 35216

## Real Estate Sales Validation Form

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

|                  |                            |                         |                                           |
|------------------|----------------------------|-------------------------|-------------------------------------------|
| Grantor's Name   | Toni Fikes and Trent Fikes | Grantee's Name          | Jordan Thomas Holt and Kallie Revels Holt |
| Mailing Address  |                            |                         |                                           |
|                  | 6282 Black Creek Loop N    |                         | 6282 Black Creek Loop L                   |
|                  | Birmingham AL 35244        |                         | Birmingham AL 35244                       |
| Property Address | 6282 Black Creek Loop N    | Date of Sale            | March 2, 2021                             |
|                  | Birmingham AL 35244        | Total Purchase Price    | \$370,000.00                              |
|                  |                            | 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 to  
☒ 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: march 2 2021

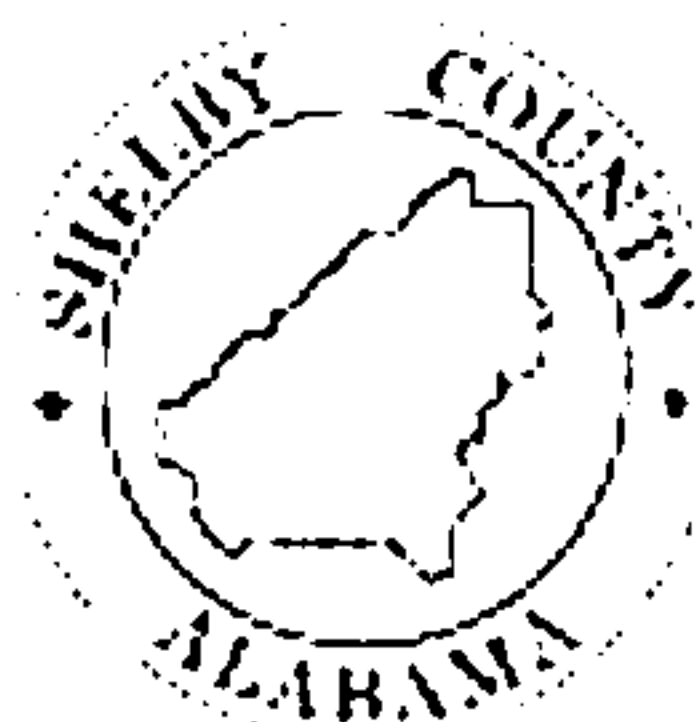
Print Toni Fikes

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/04/2021 03:48:18 PM  
 \$46.50 MISTI  
 20210304000109760

*Alvin S. Boyd*