



20230619000181960 1/4 \$37.00
Shelby Cnty Judge of Probate, AL
06/19/2023 09:54:42 AM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Jason W. Thrash
Jacob Thrash
117 Moss Hill Court
Calera AL 35040

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Six Thousand & 00/100 Dollars (\$6,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Lowell J. Bonds (a married man)**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jason W. Thrash and Jacob Thrash**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to 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:

SEE EXHIBIT A

Subject to all items of record.

NOTE: PROPERTY IS NOT HOMESTEAD FOR GRANTOR

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 14 day of June, 2023.

GRANTOR

Lowell J. Bonds (L.S.)

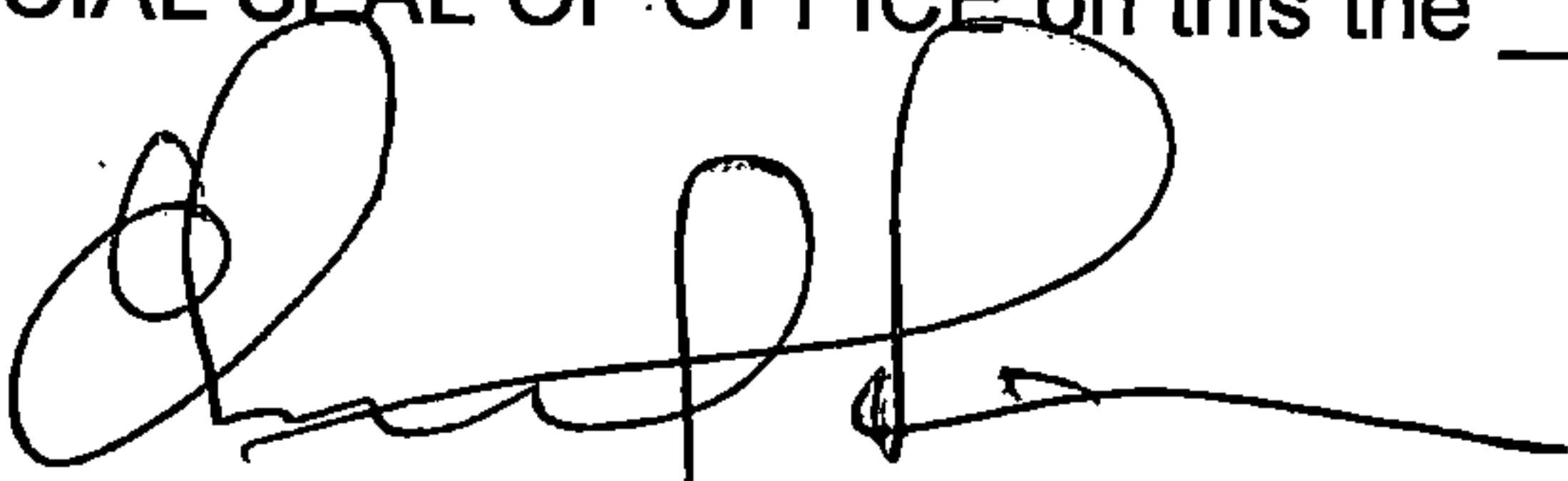
Shelby County, AL 06/19/2023
State of Alabama
Deed Tax: \$6.00

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, **Lowell J. Bond**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears

date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 14 day
of June, 2023.



NOTARY PUBLIC
My Commission Expires: 05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024



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EXHIBIT A

Commence where the North line of Alabama Highway No. 25 crosses the East line of SE 1/4 of NW 1/4, Section 2, Township 24 North, Range 12 East, and run West along the North line of said Highway for 210 feet to the West line of a driveway; thence run Northerly along said driveway 210 feet to the point of beginning of the lot herein conveyed; thence West and parallel with the North line of said Highway 200 feet; thence North and parallel with the West line of said driveway 210 feet; thence East and parallel with the North line of said Highway 200 feet to the West line of said driveway; thence South along the West line of said driveway to the point of beginning, being 210 feet along said driveway.



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Real Estate Sales Validation Form

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

Grantor's Name Lowell J. Bonds
 Mailing Address 1808 Hummingbird Lane
16000, Alabama
35226

Grantee's Name Jason W Thrash
 Mailing Address Jacob Thrash
117 Moss Hill Court
Calera AL 35040

Property Address Shady Hill Dr
Montevallo AL
35115
1 AL

Date of Sale 06/14/2023
 Total Purchase Price \$ 6000.00
 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:

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 06/14/2023

Unattested

(verified by)

Print Christopher R. Sutherland

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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