


This Statutory Survivorship Warranty Deed was prepared by Wilson, Dillon, Pumroy & James, L.L.C., with information provided by Grantors and without benefit of a survey or examination of any records maintained in the Probate Office of Calhoun County, Alabama.

THIS INSTRUMENT PREPARED BY:

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20130710000280760 1/3 \$68.00  
Shelby Cnty Judge of Probate, AL  
07/10/2013 09:48:00 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the payment of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, Bedwell Development Corp., an Alabama corporation (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Leslie Harold Langford and spouse, Crystal Bedwell Langford (herein referred to individually as a "Grantee" and collectively as the "Grantees"), for and during their joint lives as joint tenants 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 (the "real estate") situated, lying and being in Shelby County, Alabama, to-wit:

Lot 11, according to the survey or plat of Courtyard Manor, a Single Family Residential Development, as recorded in Map Book 35, Page 144 A and B, in the Probate Office of Shelby County, Alabama; situated, lying and being in Shelby County, Alabama.

The conveyance of this real estate from Grantor to Grantee is made subject to all taxes for the year 2013 and all years subsequent thereto, not yet due and payable *together with* (i) taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records, or (ii) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or the public records, any coal, oil, gas, limestone and other mineral rights or interests in the real estate leased, granted or retained by current or prior owners of the real estate, easements of record, easements as located, restrictions of record, if any, and encroachments, improvements and other matters which would be disclosed by a survey of the real estate.

TO HAVE AND TO HOLD said real estate to the said Grantees for and during their joint lives as joint tenants and, following the death of the first of them, then to the survivor in fee simple



and to the heirs and assigns of such survivor forever together with every contingent remainder and right of reversion.

BY ACCEPTANCE of this Statutory Survivorship Warranty Deed, each Grantee agrees to own the real estate hereby conveyed as joint tenants, and not tenants in common, and intends to create in each of the Grantees the full and unrestricted right of survivorship, so that on the death of either Grantee the surviving Grantee shall be immediately vested with the entire fee simple title to the real estate hereby conveyed and described in this Statutory Survivorship Warranty Deed.

IN WITNESS WHEREOF, Grantor has executed this Statutory Survivorship Warranty Deed on this 5<sup>th</sup> day of July, 2013.

Bedwell Development Corp., an Alabama corporation

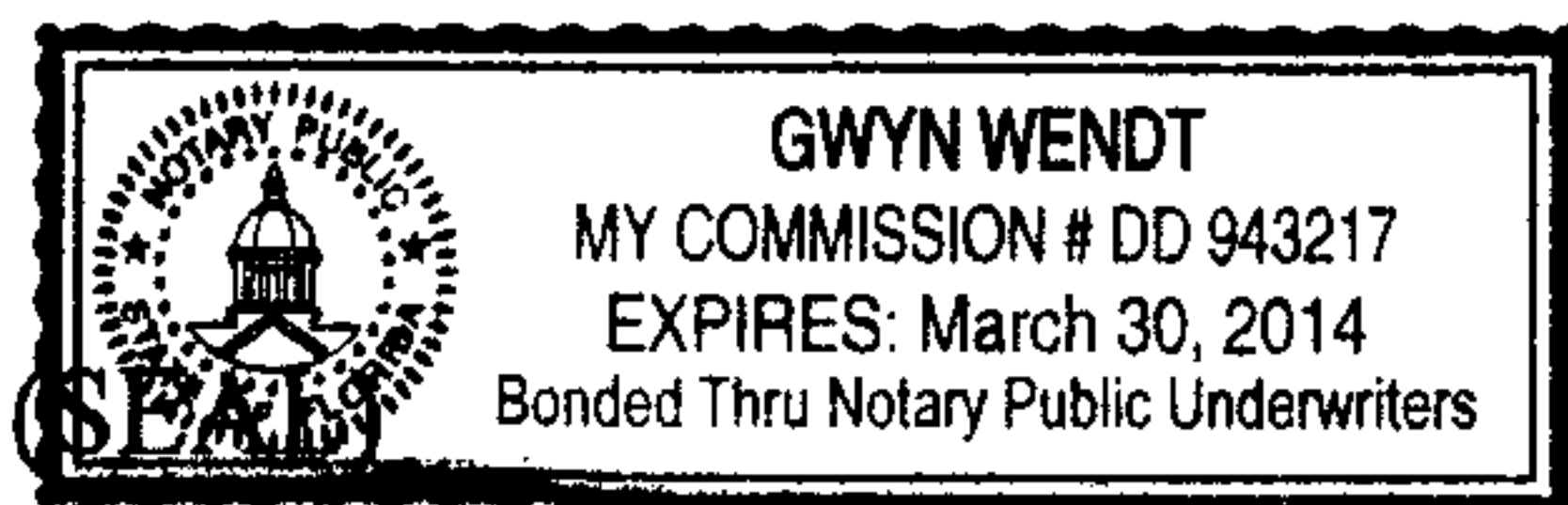
By: Carmen S. Bedwell  
Carmen S. Bedwell, its President

STATE OF Florida  
COUNTY OF Alachua NOTARY ACKNOWLEDGEMENT

20130710000280760 2/3 \$68.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned, a Notary Public in and for said State and County, hereby certify that Carmen S. Bedwell, whose name as President of Bedwell Development Corp., an Alabama corporation, is signed to the foregoing Statutory Survivorship Warranty Deed, and who is known to me (*or proved to me her identity on the basis of satisfactory evidence*), acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she, as President of Bedwell Development Corp., an Alabama corporation, executed the same voluntarily the day the same bears date.

Given under my hand and seal this 5<sup>th</sup> day of July, 2013.



Gwyn Wendt  
NOTARY PUBLIC  
My Commission Expires: 3/30/2014



# Real Estate Sales Validation Form

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

Grantor's Name Bedwell Development Corp.  
Mailing Address 220 Wekiva Cove  
Destin, Florida 32541

Grantee's Name Leslie Harold Langford  
Mailing Address Crystal Bedwell Langford  
120 Sydney Lane  
Chelsea, Alabama 35043

Property Address Unimproved lot known as Lot 11,  
Courtyard Manor, Map Book 35,  
Page 144 A & B, Probate Office,  
Shelby County, Alabama

Date of Sale                     , 2013

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 50,000.00

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 Assessor's Market Value

☐ 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 to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons 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 7-5-13

Print

Carmen J. Bedwell

Sign

Carmen J. Bedwell

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1