

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice To:

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration Forty-Four Thousand Seven Hundred Fifty and 00/100 Dollars (~~\$44,750.00~~) and other good and valuable considerations, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, John C. Hearn, a un married man, Grantor (herein referred to as Grantor, whether one or more) whose mailing address is 4811 Kaimoku Way, Honolulu, HI 96821, grant, bargain, sell and convey an undivided one-half interest unto Gregg D. Vinson and Debbie A. Vinson (herein referred to as Grantees) whose mailing address is 2107 Chandawood Drive, Pelham, AL 35124, 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, the address of which is Lot 4, Oak Mountain Preserve with a Parcel ID 14-3-08-3-000-002.010 to-wit:

Lot 4, according to the Survey of Oak Mountain Preserve Phase 1, as recorded in Map Book 40, Page 144 in the Probate Office of Shelby County, Alabama.

Together with an easement for ingress/egress along the 60' easement of Oak Mountain Crest Way as shown on Map Book 40, Page 144 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 2014 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) All matters involving the City of Pelham and its fire marshall; (4) Mineral and mining rights not owned by the Grantor; (5) Any matters involving any homeowners association.

Grantor represents and warrants that there are no assessments due any governmental or quasi governmental entity with respect to the property conveyed herein.

The property conveyed herein is not the homestead of the Grantor or his spouse if applicable.

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

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, the undersigned, has hereunto set his hand and seal, this the 25<sup>th</sup> day of APRIL, 2014.

John C. Hearn  
John C. Hearn

STATE OF HAWAII )  
City & COUNTY OF HONOLULU

I, the undersigned, a Notary Public for the State of Hawaii at Large do hereby certify that John C. Hearn, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of APRIL, 2014.

Susan Yokomoto  
Notary Public  
My Commission Exp. 8/25/2014

20140505000132430 1/2 \$62.00  
Shelby Cnty Judge of Probate, AL  
05/05/2014 09:41:14 AM FILED/CERT

NOTARY PUBLIC CERTIFICATION  
Susan Yokomoto First Circuit  
Doc. Description: WARRANTY DEED,  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVORS  
No. of Pages: 1 Date of Doc: APR 25 2014  
Susan Yokomoto APR 25 2014  
Notary Signature Date



**Real Estate Sales Validation Form**

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

Grantor's Name  
John C. Hearn  
Mailing Address  
4811 Kaimoku Way  
Honolulu, HI 96821  
Property Address

Grantee's Name  
Gregg D. Vinson & Debbie A. Vinson  
Mailing Address  
2107 Chandawood Drive  
Pelham, AL 35124  
Date of Sale  
Total Purchase Price \$44,750.00  
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 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 4-30-14

Print James F. Burford, III

☐ Unattested \_\_\_\_\_  
(Verified by)


Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

**STATE OF ALABAMA)  
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that James F. Burford, III, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of April, 2014.

[Signature]  
Notary Public  
My Commission Exp. 10.22.14

  
20140505000132430 2/2 \$62.00  
Shelby Cnty Judge of Probate, AL  
05/05/2014 09:41:14 AM FILED/CERT