

20140626000193100  
06/26/2014 10:03:09 AM  
DEEDS 1/3

**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Ryan Eress  
1650 20th Ave  
Calera, AL 35040

### **WARRANTY DEED**

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

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Eighty-Five Thousand And No/100 Dollars (\$85,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, James E. Edwards, Jr. and wife, Misty Edwards (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ryan Eress and Morgan Bonner (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lots 4, 5 and 6, in Block 266, Dunstan's Map of Calera, Shelby County, Alabama.

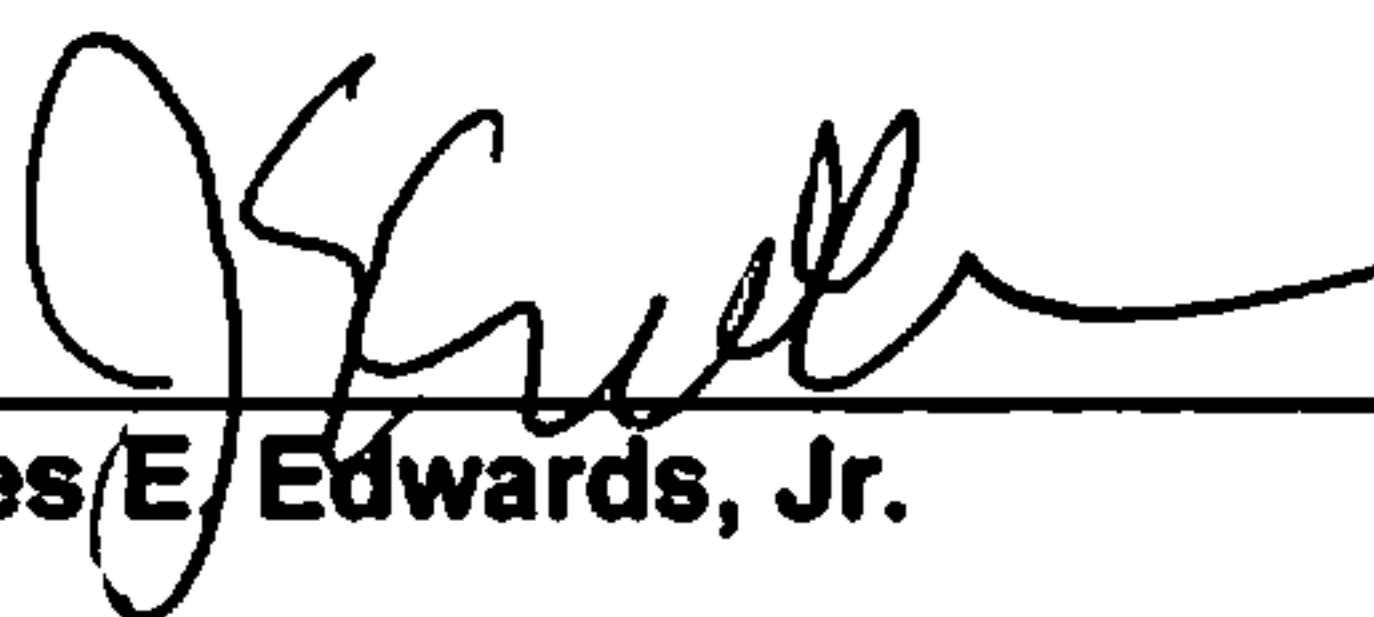
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Eighty-Six Thousand Seven Hundred Thirty-Four And No/100 Dollars (\$86,734.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the undersigned have hereunto set our hands and seals on June 20, 2014.

  
James/E Edwards, Jr.

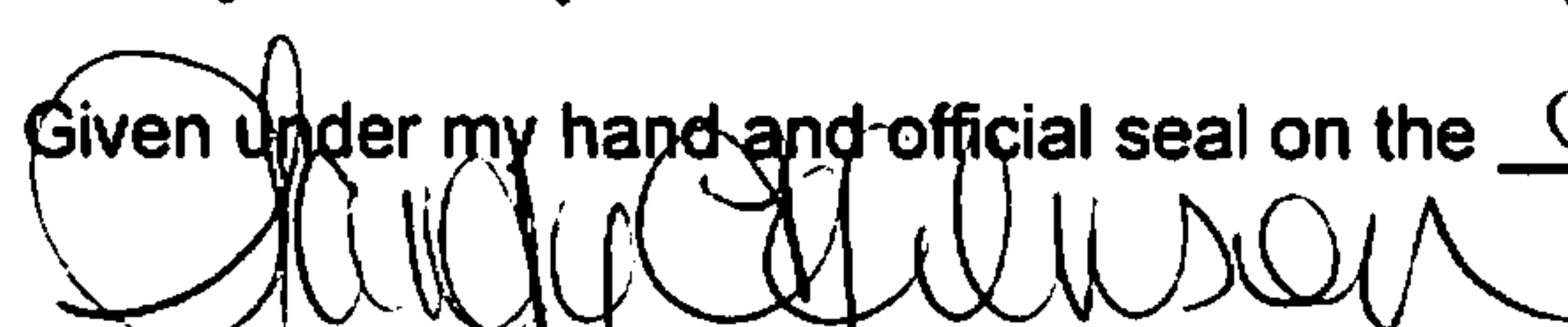
20140626000193100 06/26/2014 10:03:09 AM DEEDS 2/3

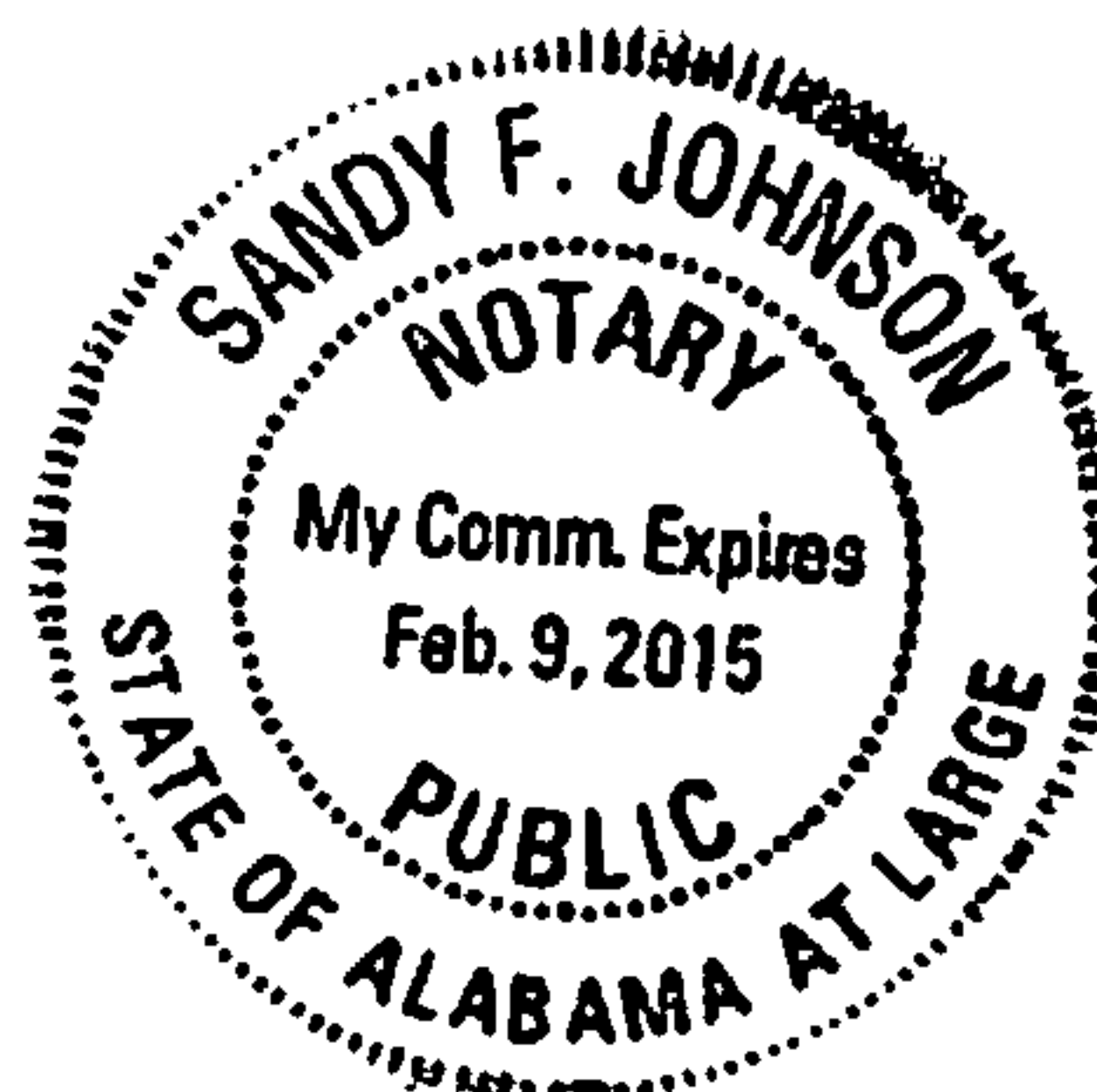
  
Misty Edwards

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Edwards, Jr. and Misty Edwards, 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 on the day same bears date.

Given under my hand and official seal on the 20<sup>th</sup> day of June, 2014.

  
Notary Public  
Commission Expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James E. Edwards, Jr.

Grantee's Name Ryan Etreess

Mailing Address 1650 20th Ave  
Calera, AL 35040

Mailing Address 187 Cedar Lane  
Columbiana, AL 35051

Property Address 1650 20th Ave  
Calera, AL 35040

Date of Sale June 20, 2014  
Total Purchase Price \$85,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$

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AM DEEDS 3/3

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 - James E. Edwards, Jr., 1650 20th Ave, Calera, AL 35040.

Grantee's name and mailing address - Ryan Etreess, 187 Cedar Lane, Columbiana, AL 35051.

Property address - 1650 20th Ave, Calera, AL 35040

Date of Sale - June 20, 2014.

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 with 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: June 20, 2014



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/26/2014 10:03:09 AM  
\$21.00 CHERRY  
20140626000193100

*James W. Fuhrmeister*

Sign *Ryan Etreess*  
Agent