

20170620000219120
06/20/2017 12:45:04 PM
DEEDS 1/4

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Jessica E. Eagar
300 Ridgemont Drive
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Twenty Six Thousand and 00/100 Dollars (\$126,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Brent Caldwell, and his wife, Courtney Caldwell

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Jessica E. Eagar and Charles H. Eagar, Jr.

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

see Exhibit "A" attached hereto

\$118,750.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2017 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantors; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 6th day of June, 2017.

[Signature] (Seal) Courtney Caldwell (Seal)
Brent Caldwell Courtney Caldwell

STATE OF TEXAS
COUNTY OF Washington

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Brent Caldwell and Courtney Caldwell** 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, 2017.

[Signature]
Notary Public
My Commission Expires: 2/5/20

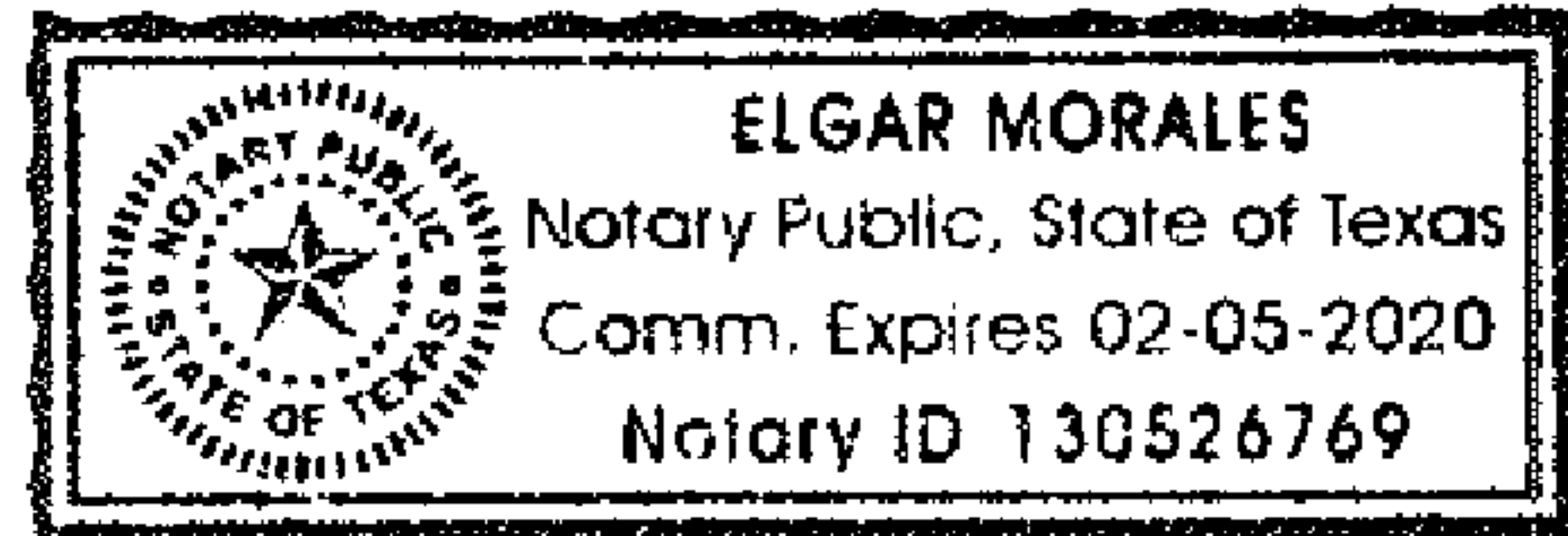


EXHIBIT A

Parcel I:

A tract of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama and more particularly described as follows:

Commence at the Southeast corner of said Northeast 1/4 of Northeast 1/4; thence in a Westerly direction along the South line thereof a distance of 75.0 feet to the point of beginning, thence continue in a Westerly direction along said South line a distance of 35.28 feet; thence an angle right of 74°45' and run in a Northwesterly direction a distance of 545.91 feet; thence an angle right of 105° 11' and run in an Easterly direction a distance of 257.09 feet to a point on the East line of said Northeast 1/4 of Northeast 1/4; thence an angle right of 90°25' and run in a Southerly direction along said East line a distance of 402.0 feet; thence an angle right of 30°57'50" and run in a Southwesterly direction a distance of 146.31 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel II:

From the Southwest corner of the Northwest 1/4 of the Northwest 1/4, run North along the West boundary of said 1/4-1/4 a distance of 125.00 feet to the point of beginning; thence continue a distance of 228.73 feet; thence right 97°50'00" a distance of 50.72 feet; thence right 80 11' 00" a distance of 156.77 feet; thence right 24° 00'00" a distance of 75.32 feet to the point of beginning, (lying in Section 35, Township 20 South, Range 4 West. Situated in Shelby County, Alabama.

EASEMENT DESCRIPTION:

Description of a 30 foot easement for ingress and egress situated in the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, said easement being 15 feet to either side of a centerline which is more particularly described as follows: From the Northwest corner of said Northwest 1/4 of Northwest 1/4 run thence in an easterly direction along the North line of said 1/4-1/4 Section for a distance of 475.29 feet to the point of beginning of the centerline herein described; thence turn and run in a Southeasterly direction along said centerline on the arc of a curve to the left (the tangent of which described a clockwise angle with the North line of said 1/4-1/4 Section of 87°53'40"). Said curve having a radius of 218.31 feet, a central angle of 47°02' 12", and being concave Northeasterly for a distance of 179.21 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 82.54 feet to the point of beginning of a curve to the right; thence continue to run in a Southeasterly direction along said centerline on the arc of said curve to the right, said curve having a radius of 349.74 feet, a central angle of 31°54'47" and being concave Southwesterly, for a distance of 194.80 feet to the point of tangent of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 156.32 feet to the point of beginning of a turnaround easement for ingress and egress, said point being the end of the 30 foot easement herein described. Situated in Shelby County, Alabama.

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Brent Caldwell** Date of Sale: **June 6th, 2017**
Grantor Name: **Courtney Caldwell**
Mailing Address: **300 Ridgemont Drive** Total Purchase Price: **\$126,000.00**
Helena, Alabama, 35080 Or
Actual Value: \$ _____
Property Address: **300 Ridgemont Drive** Or
Helena, Alabama, 35080 Assessor's Market Value: \$ _____

Grantee Name: **Jessica E. Eagar**
Grantee Name: **Charles H. Eagar, Jr.**
Mailing Address: **1234 14th Street**
Pleasant Grove, AL, 35127

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 _____
 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 Section 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 Section 40-22-1 (h).

Date: June 6th, 2017 Print: Gilbert S. Simon
Unattested _____ Sign: [Signature]
(verifier by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/20/2017 12:45:04 PM
\$31.50 CHERRY
20170620000219120

[Signature]