

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

Send tax notice to:
Michael A. Bermudez
3172 Bradford Pl.
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Six Hundred Twenty Five Thousand Five Hundred and 00/100 Dollars (\$625,500.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Kathryn Davis Jackson, and her husband, Thomas Edward Jackson

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

Michael A. Bermudez and Shaheen K. Bermudez

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

Lot 80, according to the Survey of Meadow Brook, 18th Sector, Phase 1, as recorded in Map Book 10, page 26, in the Probate Office of Shelby County, Alabama.

\$500,400.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Kathryn Davis Jackson and Kathryn D. Jackson are one and the same person.

Thomas Edward Jackson and Kathryn Davis Jackson hereby affirm that they were husband and wife at the time of the execution of the Quitclaim Deed dated December 17, 2014 and recorded in Instrument 201502000001720 in the Probate Office of Shelby County, Alabama.

Thomas Edward Jackson executed this deed solely in compliance with Alabama Code Section 6-10-3 and does not provide any warranties of title.

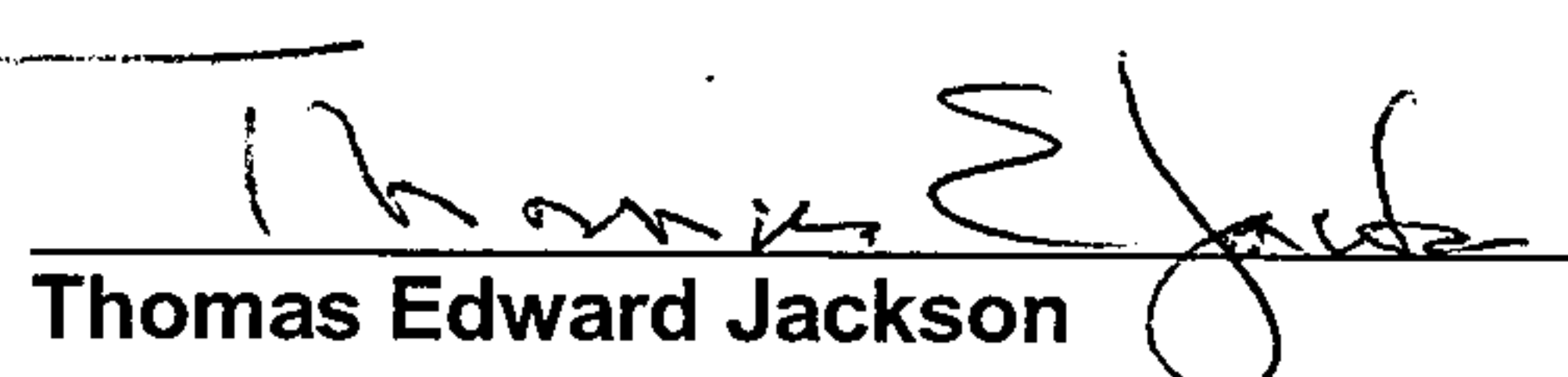
Subject to: (1) 2018 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

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 I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 **28th day of June, 2018.**

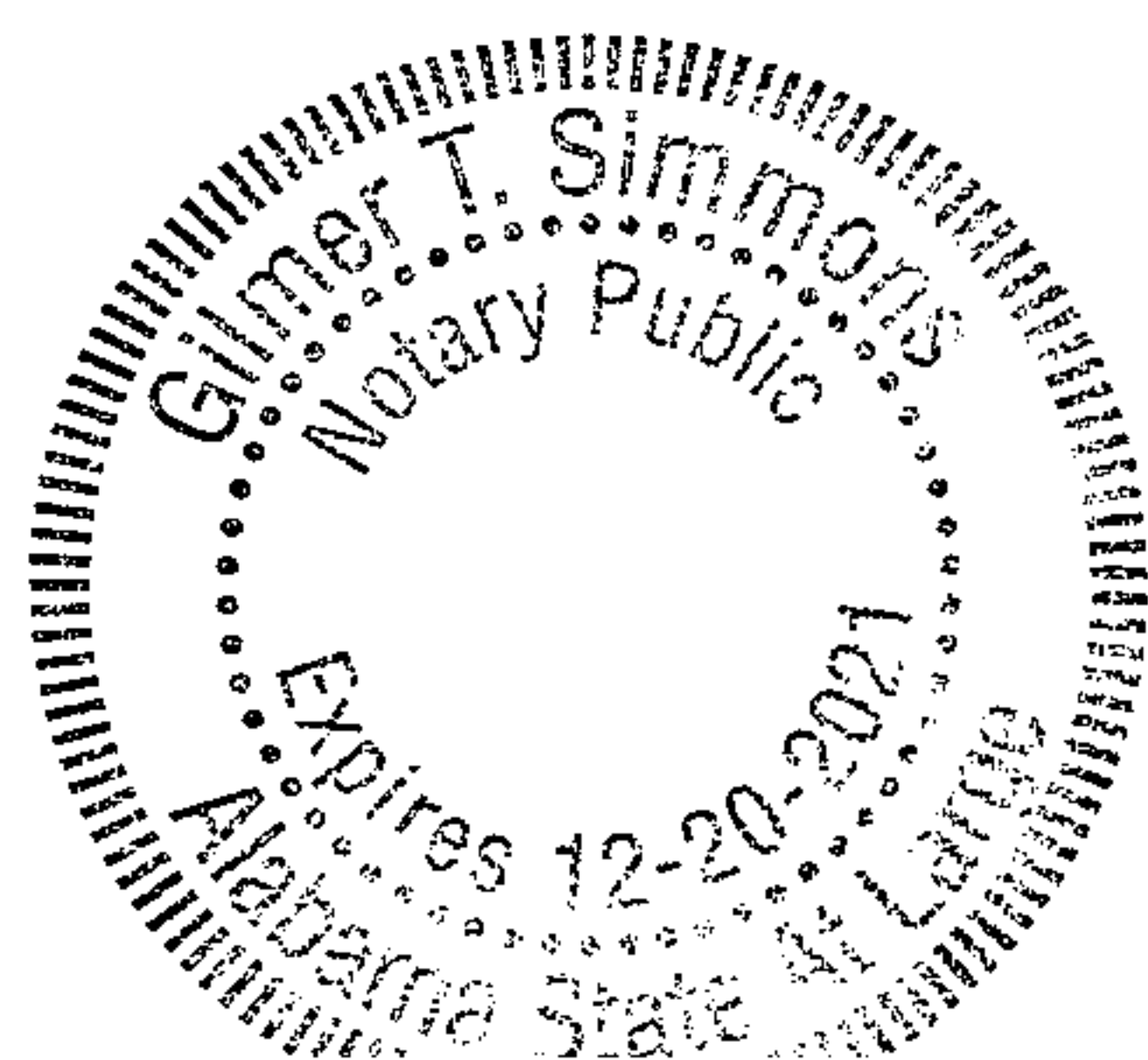
 (Seal)
Kathryn Davis Jackson

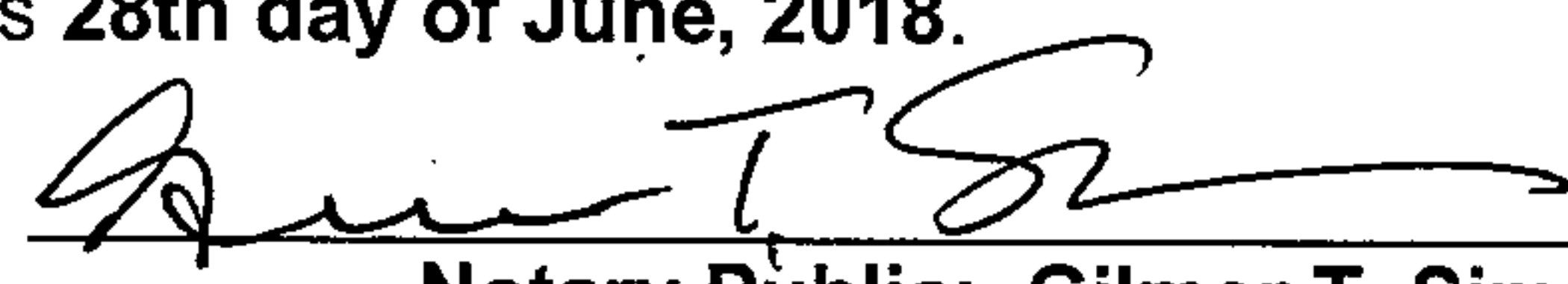
 (Seal)
Thomas Edward Jackson

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Kathryn Davis Jackson and Thomas Edward Jackson**, 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 **28th day of June, 2018.**




Notary Public: Gilmer T. Simmons
My Commission Expires: 12/20/2021

REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Kathryn Davis Jackson**Date of Sale: **June 28th, 2018**Mailing Address: **3172 Bradford Pl.****Birmingham, Alabama, 35242**Total Purchase Price: **\$625,500.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **3172 Bradford Pl.****Birmingham, Alabama, 35242**Grantee Name: **Michael A. Bermudez**Grantee Name: **Shaheen K. Bermudez**Mailing Address: **4006 Eagle Valley Circle****Birmingham, AL, 35242**

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.

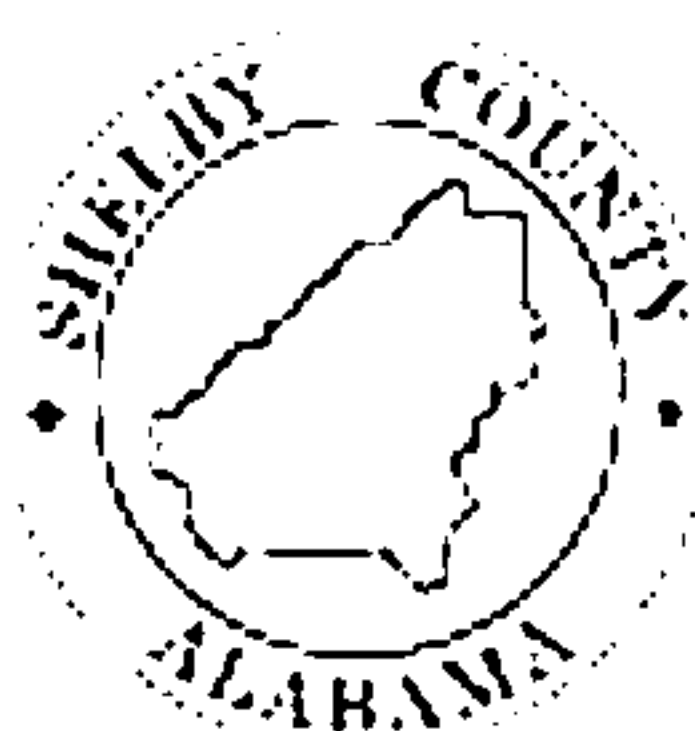
Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 28th, 2018**Print: Galmer T. Simon☐ Unattested

(verified by)

Sign: Galmer T. Simon

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/06/2018 02:38:05 PM
 \$143.00 CHERRY
 20180706000241130

A handwritten signature, likely of Judge James W. Fuhrmeister, is written in ink over the official stamp.