

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to:
David L. Cheek and Annette P. Cheek
237 Shore Front Lane
Wilsonville, Alabama 35186

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Grantors and Grantees

Shelby County, AL 04/24/2019
State of Alabama
Deed Tax: \$552.00

GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for estate planning purposes and to convert this property ownership from tenants in common to joint tenancy with right of survivorship and other good and valuable consideration, GRANTORS, **David L. Cheek and Annette P. Cheek**, husband and wife (hereinafter referred to as GRANTORS), do hereby give, grant, and convey unto the GRANTEES, **David L. Cheek and Annette P. Cheek**, husband and wife (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 303, according to the Survey of Final Plat of Lakewood, Phase 3, as recorded in Map Book 36, page 81, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record; any accrued taxes or assessments not yet due and payable; mineral rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Instrument No. 2001/27341 and Instrument No. 1997-9552 in the Probate Office of Shelby County, Alabama.

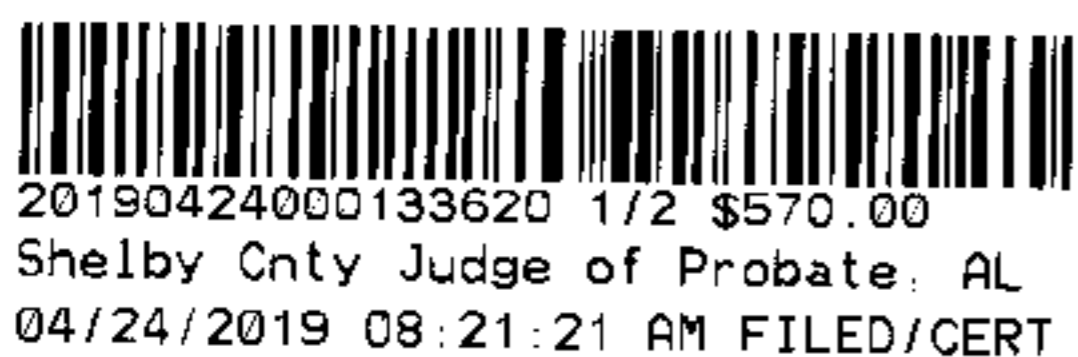
The purpose of this deed is to change tenancy from tenants in common to joint tenants with right of survivorship.

Note: The preparer of this deed has not researched the title to this real property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said 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, forever.

AND SAID GRANTORS, for said GRANTOR, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, **David L. Cheek and Annette P. Cheek**, husband and wife, have hereunto set their hand and seal this the 23rd day of April, 2019.



David L. Cheek

David L. Cheek
Annette P. Cheek

Annette P. Cheek

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David L. Cheek and Annette P. Cheek, husband and wife, 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of April, 2019.

Mark S Boardman

NOTARY PUBLIC
My Commission Expires: 10/26/2022

Real Estate Sales Validation Form

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

Grantor's Name David L. Cheek and Annette P. Cheek
Mailing Address 237 Shore Front Lane
Wilsonville, Alabama 35186

Grantee's Name David L. Cheek and Annette P. Cheek
Mailing Address 237 Shore Front Lane
Wilsonville, Alabama 35186

Property Address 237 Shore Front Lane
Wilsonville, Alabama 35186

Date of Sale April 23, 2019
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 551,520.00

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
Sales Contract
Closing Statement
Appraisal
XX Other Tax Assessor's Value

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.

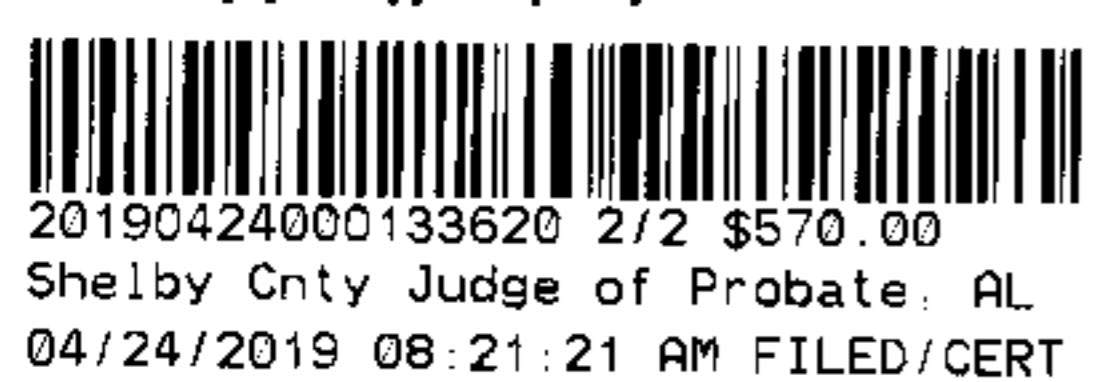
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 4/23/2019

Print David L. Cheek

Sign David L. Cheek
(Grantor/Grantee/Owner/Agent) circle one



verified by)