

20191016000380940
10/16/2019 09:33:12 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Deborah Daniels and David Daniels
6217 Eagle Point Circle
Birmingham, Alabama 35242

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifteen Thousand dollars & no cents (\$315,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Justin Reynold Teel and Karla Oliphant Teel, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Deborah Daniels and David Daniels

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

LOT 938, ACCORDING TO THE MAP AND SURVEY OF EAGLE POINT, 9TH SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$252,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 22, Page 102.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 345, Page 744, and Instrument 1995-01640.

Articles of Incorporation of the Eagle Point Homeowners Association as recorded in Instrument #20050426000198880, and By-Laws as recorded in Instrument #1996-33773. Conditions, covenants and restrictions as recorded in Book 206, Page 448, Instrument #1997-19270, Instrument #20180222000057130, and Book 350, Page 775.

Right of Way recorded in Instrument #2001-18572 and Instrument #1999-12006.

Easements and rights-of-way for roads and utilities, as set out by Condemnation Case #19-278, and filed for record in Lis Pendens Book 42, Page 263 (refiled as Instrument #1993-03429) and in Lis Pendens Book 42, Page 303 (refiled as Instrument #1992-03427) and amended in Lis Pendens Book 42, Page 287 (refiled as Instrument #1992-03428) and as set out in instrument #1993-08450, to the extent applicable to the Subject Property.

Easements and rights-of-way as recorded in Book 290, Page 848.

Transmission line permits granted to Alabama Power Company in Book 111, Page 408.

30' building setback line on front of said lot as shown on recorded plat/map.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it
WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #1909084

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), October 10, 2019.

Justin Reynold Teel (Seal)
Justin Reynold Teel
Karla Oliphant Teel (Seal)
Karla Oliphant Teel

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgement

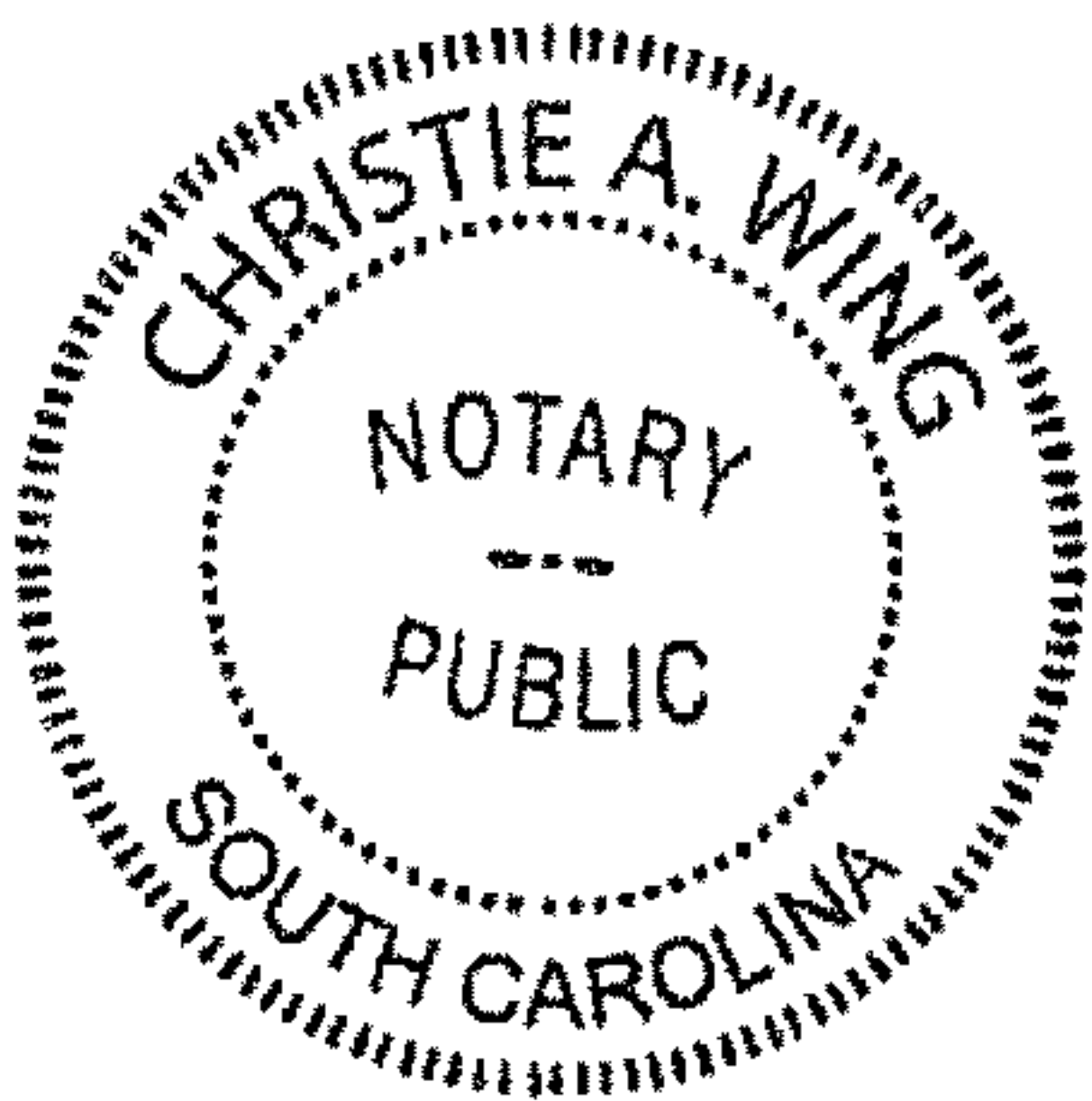
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Reynold Teel and Karla Oliphant Teel, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October, 2019

Christie A. Wing
Notary Public.

(Seal)

My Commission Expires: 06/05/2025



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Justin Reynold Teel and Karla Oliphant Teel Grantee's Name Deborah Daniels and David Daniels

Mailing Address 2522 Celanese Road Rock Hill, South Carolina 29732
Property Address 6217 Eagle Point Circle Birmingham, Alabama 35242

Mailing Address 6217 Eagle Point Circle Birmingham, Alabama 35242
Date of Sale 10/11/2019

Total Purchase Price \$315,000.00
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
[X] 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 10.11.17

Print Deborah Daniels

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2019 09:33:12 AM
\$91.00 CHERRY
20191016000380940

Alvin S. Bayl