

This instrument was prepared by William D. Latham

(Name) P. O. Box 1319

(Address) Clanton, Ala. 35045



**Jefferson Land Title Services Co., Inc.**

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

*Mississippi Valley Title Insurance Company*



20120905000334910 1/2 \$42.00

Shelby Cnty Judge of Probate, AL

09/05/2012 11:35:19 AM FILED/CERT

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-**

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and assumption of mortgage to DOLLARS  
Collateral Investment Company

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,  
Christine V. Hagerman and Raymond P. Hagerman, as Co-Executors of the  
estate of Marguerite V. Green  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Douglas C. Milstead and wife, Magdalene E. Milstead

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated  
in Shelby County, Alabama to-wit:

Lot 1, Block 1, according to the Map of Dunwar Estates, which said  
Map is recorded in the Probate Office of Shelby County, Alabama, in Map  
Book 3, Page 154.

Subject to restriction of record reflected on instrument recorded in  
Book 213 at Page 83, Shelby County Probate Office.

This deed being given in fulfillment of that contract of sale executed  
by Margaret V. Green and Ronnie L. Milstead and wife, Lucy J. Milstead  
dated November 1, 1974 and subsequently assigned to Douglas Milstead

Shelby County, AL 09/05/2012  
State of Alabama  
Deed Tax: \$27.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,  
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent  
remainder and right of reversion.

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 we have hereunto set our hand(s) and seal(s), this 4th  
XXXXXXXXXX DECEMBER 2  
day of November, 1979

WITNESS:

..... (Seal)

..... (Seal)

..... (Seal)

X Raymond P. Hagerman (Seal)

X Christine V. Hagerman (Seal)

..... (Seal)

STATE OF ~~ALABAMA~~ TENNESSEE

~~Shelby~~ KNOX COUNTY

General Acknowledgm nt

I, Vickie M. Starnes, a Notary Public in and for said County, in said State,  
hereby certify that Christine V. Hagerman and Raymond P. Hagerman  
whose name s are 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 4th day of DECEMBER ~~XXXXXXXXXX~~ A. D., 1979

Vickie M. Starnes

Notary Public.



# Real Estate Sales Validation Form

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

Grantor's Name MAGDALENE MILSTEAD  
Mailing Address 2032 BUTLER RD  
MONTGOMERY, AL 36105

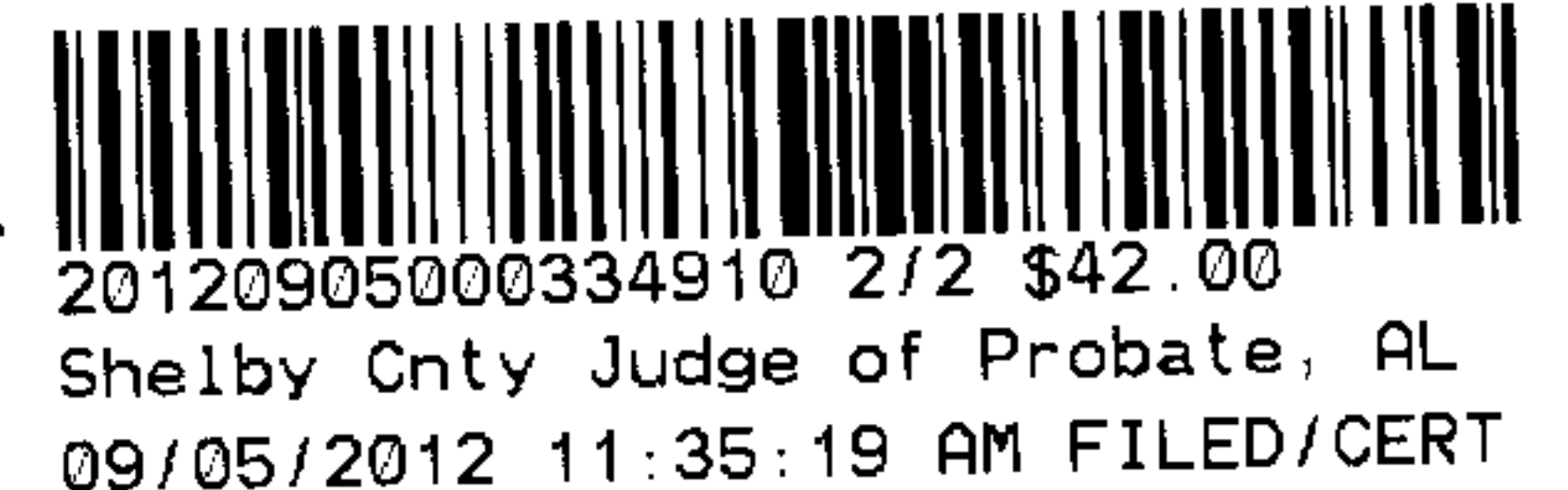
Grantee's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Property Address 161 DUNWAP DR.  
CALERA, AL 35040  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale DEC. 1979  
Total Purchase Price \$ 27,000<sup>00</sup>

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other 1979 ASSUMPTION OF MORTGAGE  
+ DOWN PAYMENT OF EQUITY

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 9-5-2012

Print MAGDALENE MILSTEAD

☐ Unattested

(verified by)

Sign

Magdalene Milstead

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1