

**This document was prepared by:**  
Barbara J. Steele  
1923 Chandalar Court  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Evan T. Meyer  
1923 Chandalar Court  
Pelham, AL 35124

## **General Warranty Deed**

STATE OF: Alabama

COUNTY OF: Shelby County

### **JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

Know all Men by these Presents: That, In consideration of **TEN THOUSAND AND NO AND 00/100 DOLLARS (\$10,000)** and other good and valuable consideration to the undersigned, Barbara J. Steele and Evan T. Meyer and Robert Newman, Jr. (herein referred to as "Grantor(s)"), in hand paid by Barbara J. Steele and Evan T. Meyer (herein referred to as "Grantees") for and during their joint lives and, upon the death of anyone of them, then to the survivor(s), in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the receipt and sufficiency of which amount is hereby acknowledge, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto the said Grantees the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Unit D Building, Building 4, Lot 3, of Chandalar South Townhouses, as recorded in Map Book 6, Page 6, as revised and recorded in Map Book 7, page 166, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes a lien, but not yet due and payable.
2. Covenants, restrictions, easements, right of way, building set back lines, if any of record.
3. Mineral and mining rights.

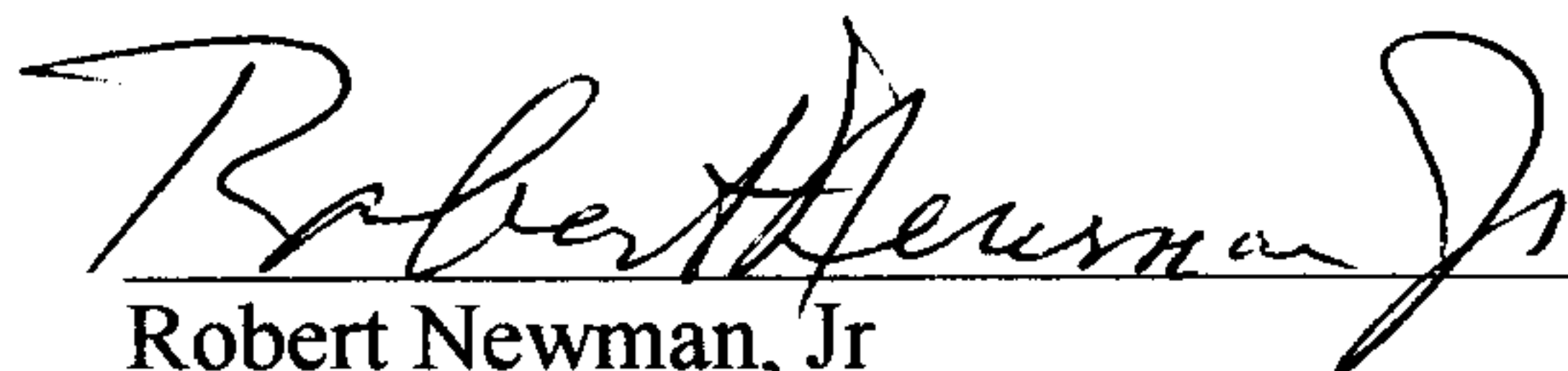
The above described property is the homestead of the grantor as defined in Alabama Code Section 6-10-2.

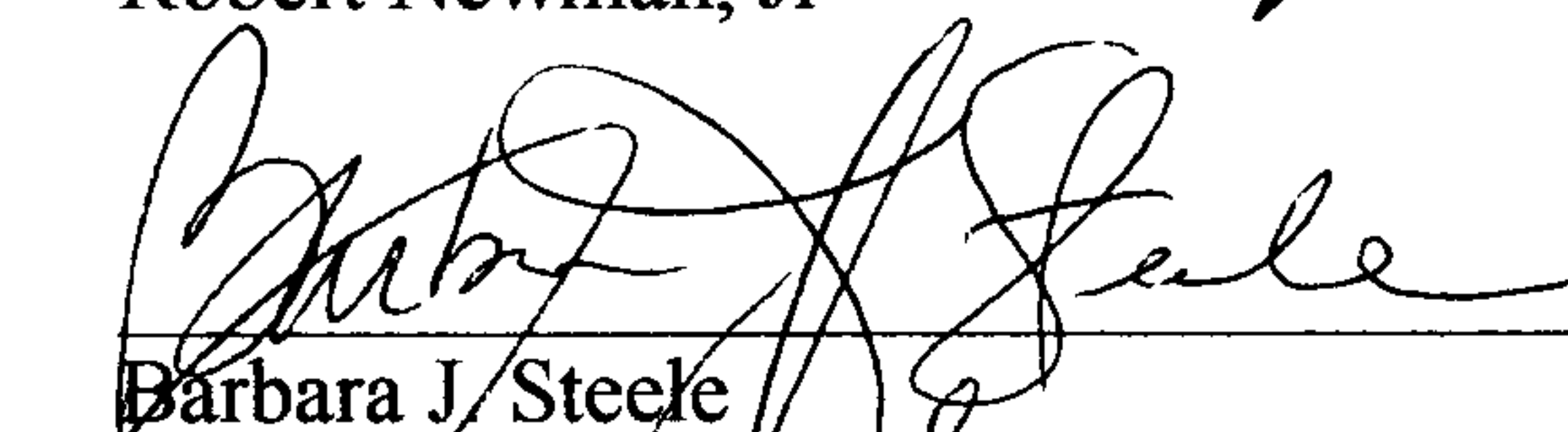
The preparation of this deed does not constitute or warrant and examination of title.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of anyone of them, then to the survivor(s), in fee simple, and to the heirs and assigns of such survivor(s) forever, together with every contingent remainder and right of reversion.

And the said Grantor(s) does, for their selves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that he and she are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they with their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set their hand and seal this 28<sup>th</sup> day of August, 2012.

  
Robert Newman, Jr

  
Barbara J. Steele

  
Evan T. Meyer

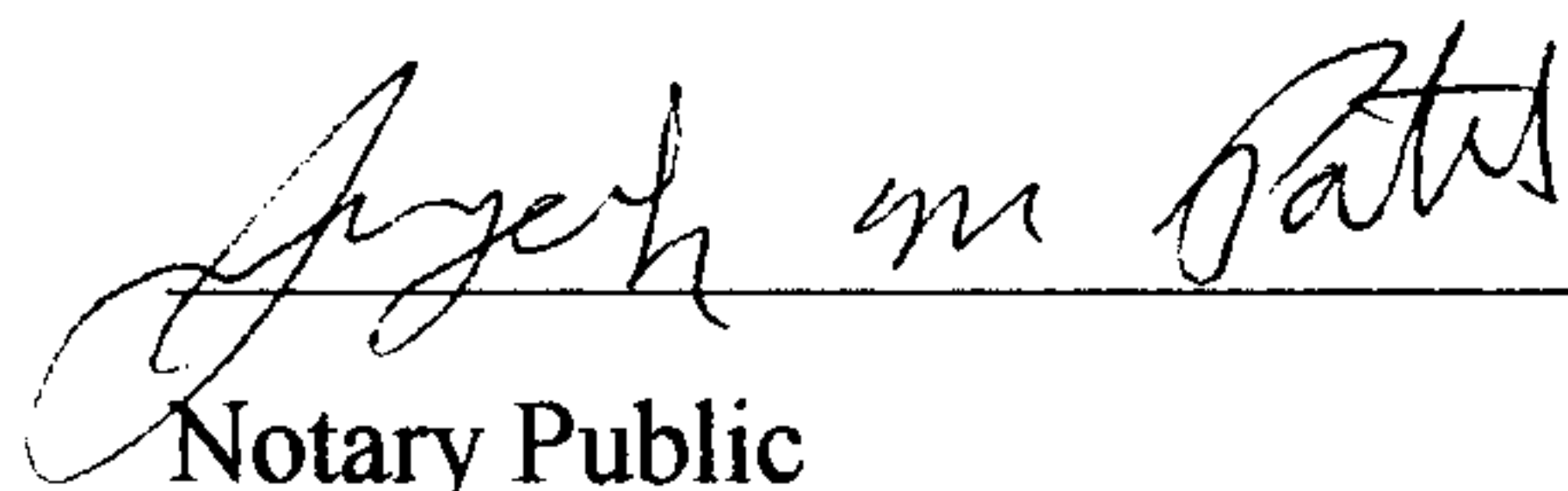
**NOTARY ACKNOWLEDGMENT**

STATE OF ALABAMA  
COUNTY OF Shelby

**General Acknowledgment**

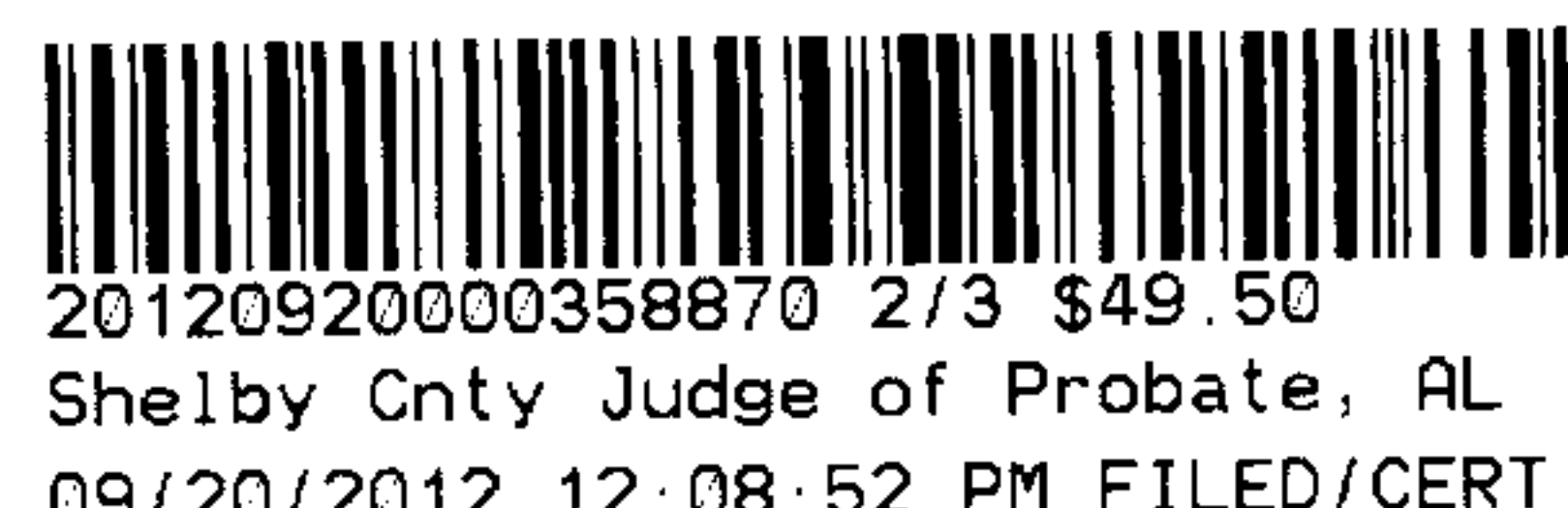
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT NEWMAN, JR, BARBARA J. STEELE, and EVAN T. MEYER whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28<sup>th</sup> day of August, 2012.

  
Notary Public

**JAYESH M. PATEL**  
NOTARY PUBLIC STATE OF ALABAMA  
MY COMM. EXPIRES DEC. 14, 2012

My Commission Expires: Dec 14, 2012



Real Estate Sales Validation Form

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

Grantor's Name EVAN MEYER & Barbara Steele Grantee's Name EVAN MEYER & Barbara Steele
Mailing Address 1923 Chandalar Ct. Pelham, AL 35124 Mailing Address 1923 Chandalar Ct. Pelham AL 35124

Property Address Robert Newman Jr 16253 Mayfair Dr, Unit 101 Southfield, MI 48075 Date of Sale N/A
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 90,600 - Full Market Value 1/3 = \$30,200

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 Shelby County
Other TAX ASSESSOR'S OFFICE

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 9-18-12

Print Barbara J. Steele

Unattested

(verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

