


WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY


20130102000002330 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
01/02/2013 03:41:38 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$190,000.00** to the undersigned Grantor(s), **Keith L. Edwards and Janna L. Edwards, husband and wife**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Cullie Monette Foreman and Nancy Roberts Foreman** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2847, ACCORDING TO THE CORRECTIVE MAP OF WEATHERLY HIGHLANDS, THE COVE, SECTOR 28, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Address of Property: 179 Cove Lane
 Pelham, Alabama 35124**

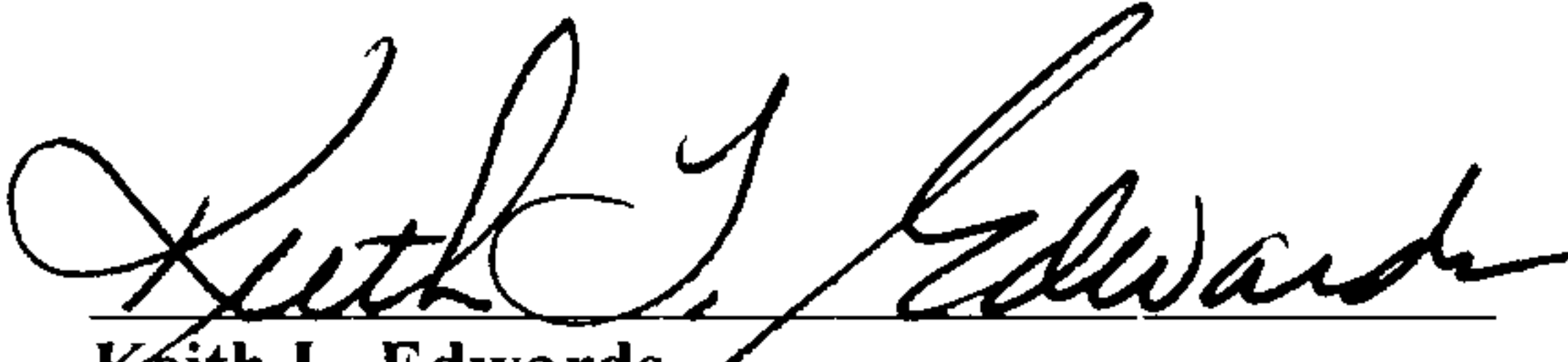
SUBJECT PROPERTY CURRENTLY CONSTITUTES THE HOMESTEAD OF BOTH GRANTORS NAMED HEREIN.

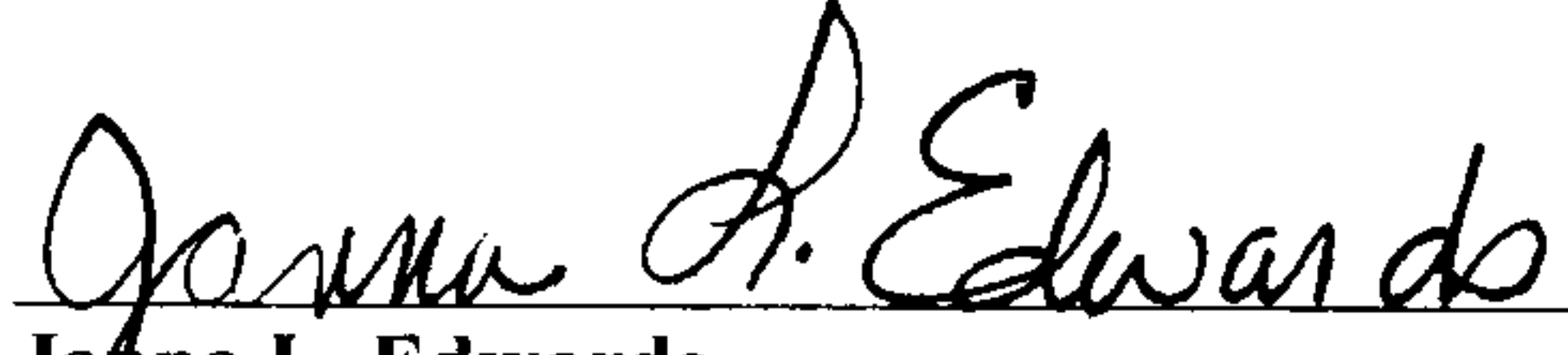
Subject to taxes for the year 2013 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$170,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 28th day of December, 2012.

By: 
Keith L. Edwards
Grantor


Janna L. Edwards
Grantor

Notary Acknowledgement to Follow

Shelby County, AL 01/02/2013
State of Alabama
Deed Tax: \$20.00

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Keith L. Edwards and Janna L. Edwards**, 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 on the 28th day of December, 2012



Notary Public

Commission Expires: 11/13/2016

This Instrument Prepared By:

Kevin Hays, Attorney at Law
PO Box 660643
Birmingham, AL 35266

Send Tax Notices To:

Cullie Monette Foreman
Nancy Roberts Foreman
179 Cove Lane
Pelham, Alabama 35124



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REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name Keith L. Edwards & Janna L. Edwards

Grantee's Name Cullie Monette Foreman &
Nancy Roberts Foreman

Mailing Address 1001 HIDDEN FOREST DRIVE
MONTVALLO AL 35115

Mailing Address 179 Cove Lane
Pelham, AL 35124

Property Address 179 Cove Lane
Pelham, AL 35124

Date of Sale December 28, 2012

Total Purchase Price: \$ 190,000.00

or

Actual Value: \$

or

Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence (Check One):

☐ Mortgage ☒ Closing Statement ☐ Bill of Sale
☒ Sales Contract ☐ Other

- The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence.

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.

Date of Sale- the date on which the interest to the property was conveyed.

Total Purchase Price- the total amount paid for the purchase of the property being conveyed.

Actual Value- if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value- if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100.00 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

DEC 28 2012

Date: _____

Print Keith L. Edwards

Sign: Keith L. Edwards
(Owner / Agent) circle one

