

**STATUTORY WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Walter B. Beard and Bertha Beard
1389 N. Wynlake Dr.
Alabaster, AL 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred seventy three thousand two hundred fifty and no/100 (\$173,250.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, **Stratford Homes and Land, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Walter B. Beard and Bertha Beard** (herein referred to as grantee, as joint tenants of survivorship, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:


Lot 260, according to the Survey of Wynlake Sector 5 amended Plat, as recorded in Map Book 40, Page 125, in the Probate Office of Shelby County, Alabama.

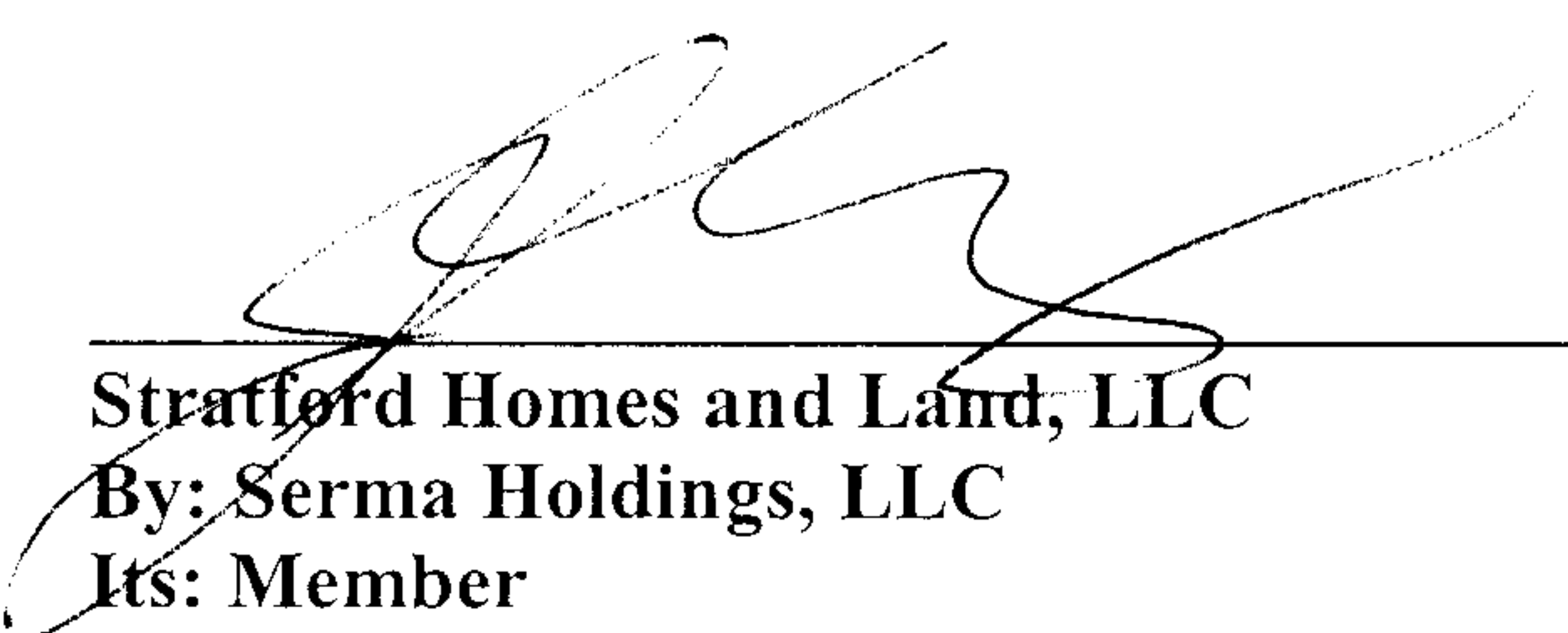
Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever, together with every contingent remainder and right of reversion; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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.

In Witness Whereof, the said grantor **Stratford Homes and Land, LLC**, by Serma Holdings, LLC, its Member, by J. Michael White, its Operating Manager, who is authorized to execute this conveyance, has hereunto set my hand and seal this 19th day of February, 2013.


20130220000072290 1/2 \$188.50
Shelby Cnty Judge of Probate, AL
02/20/2013 03:09:03 PM FILED/CERT



Stratford Homes and Land, LLC
By: Serma Holdings, LLC
Its: Member
By: J. Michael White
Its: Operating Manager

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that J. Michael White, whose name as Operating Manager of Serma Holdings, LLC, whose name as Member of Stratford Homes and Land, LLC, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 19th day of February, 2013.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014



Notary Public
My Commission Expires: 10-20-2014

Shelby County, AL 02/20/2013
State of Alabama
Deed Tax: \$173.50

Real Estate Sales Validation Form

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

Grantor's Name Stratford Homes and Land, LLC
Mailing Address PO Box 679
Leeds, AL 35094

Grantee's Name Walter B. Beard and Bertha Beard
Mailing Address 1389 N. Wynlake Dr.
Alabaster, AL 35007

Property Address 1389 N. Wynlake Dr.
Alabaster, AL 35007

Date of Sale 02/19/2013
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$



20130220000072290 2/2 \$188.50
Shelby Cnty Judge of Probate, AL
02/20/2013 03:09:03 PM FILED/CERT

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

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 2/19/13

Print Kelly B. Furgerson

 Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1