

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by

Sandy F. Johnson

Attorney at Law

3170 Highway 31 South

Pelham, Alabama 35124



20130305000091900 1/3 \$258.50  
Shelby Cnty Judge of Probate, AL  
03/05/2013 03:28:53 PM FILED/CERT

Send Tax Notice to: Drexel D. Heard, Sr.  
(Name) and Nanette Heard  
(Address) 1044 Greystone Cove Drive  
Birmingham, Alabama 35242

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**Warranty Deed, Jointly For Life With Remainder To Survivor**

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

**Nanette Heard, a married woman, formerly known as Nanette Sims Perry**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**Nanette Heard and husband, Drexel D. Heard, Sr.**

(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, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 61, according to the Survey of Wynlake Subdivision, Phase III, as recorded in Map Book 21, Page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

Nanette Heard, formerly known as Nanette Sims Perry is the surviving Grantee in that certain deed recorded at Instrument #1999-45510, Willie J. Perry having died on or about 9/12/2001.

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 for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.



20130305000091900 2/3 \$258.50  
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IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1<sup>st</sup> day of March, 2013.

Nanette Heard

Nanette Heard

STATE OF ALABAMA  
SHELBY COUNTY

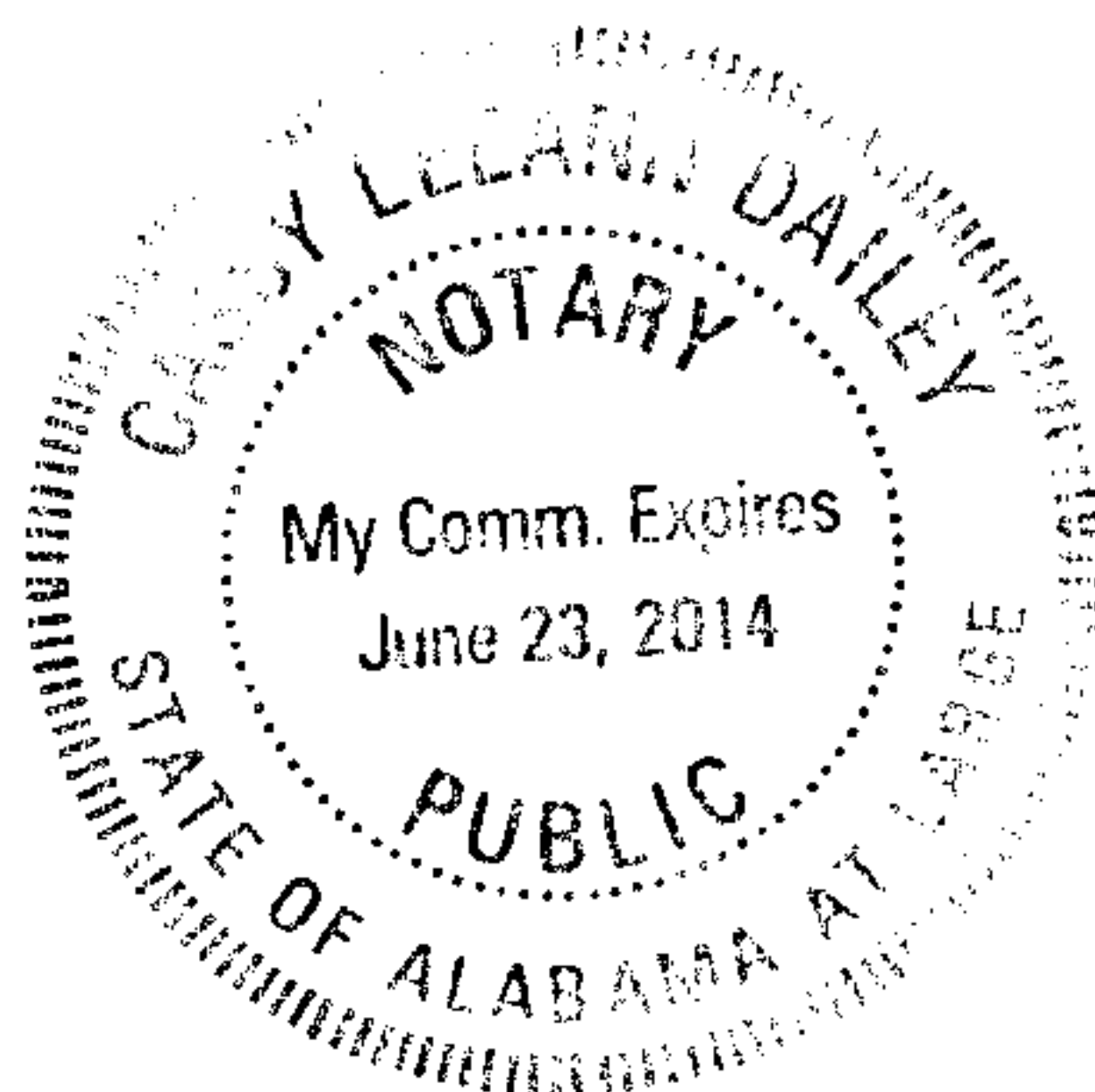
I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Nanette Heard**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 1<sup>st</sup> day of March, 2013.

Cassie LeAnn Dailey

Notary Public

My Commission Expires:                     



# Real Estate Sales Validation Form

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

Grantor's Name Nanette Heard  
Mailing Address \_\_\_\_\_  
1044 Greystone Cove Drive  
Birmingham, AL 35242

Grantee's Name Drexel D. Heard, Sr. and  
Mailing Address Nanette Heard  
1044 Greystone Cove Drive  
Birmingham, AL 35242

Property Address 152 Shiraz Street  
Alabaster, AL 35007

Date of Sale 03/01/2013

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 240,200.00



20130305000091900 3/3 \$258.50  
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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

☐ Appraisal

☐ Sales Contract

☒ Other Assessor's Value

☐ Closing Statement

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 3/1/13

Print Sandy F. Johnson

Sign Sandy F. Johnson

Unattested \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1