

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



20130305000091910 1/3 \$506.00
Shelby Cnty Judge of Probate, AL
03/05/2013 03:28:54 PM FILED/CERT

Send Tax Notice to: Drexel D. Heard, Sr.

(Name) and Nanette Heard

(Address) 1044 Greystone Cove Drive

Birmingham, Alabama 35242

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 (\$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),

Drexel D. Heard, Sr. and wife, Nanette Heard

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

Drexel D. Heard, Sr. and Nanette Heard

(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 97, according to the Amended Map of The Cove of Greystone, Phase I, as recoded in Map Book 26, Page 39 A & B, in the Probate Office of Shelby County, Alabama.

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.

Shelby County, AL 03/05/2013
State of Alabama
Deed Tax: \$488.00

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1st day of March, 2013.



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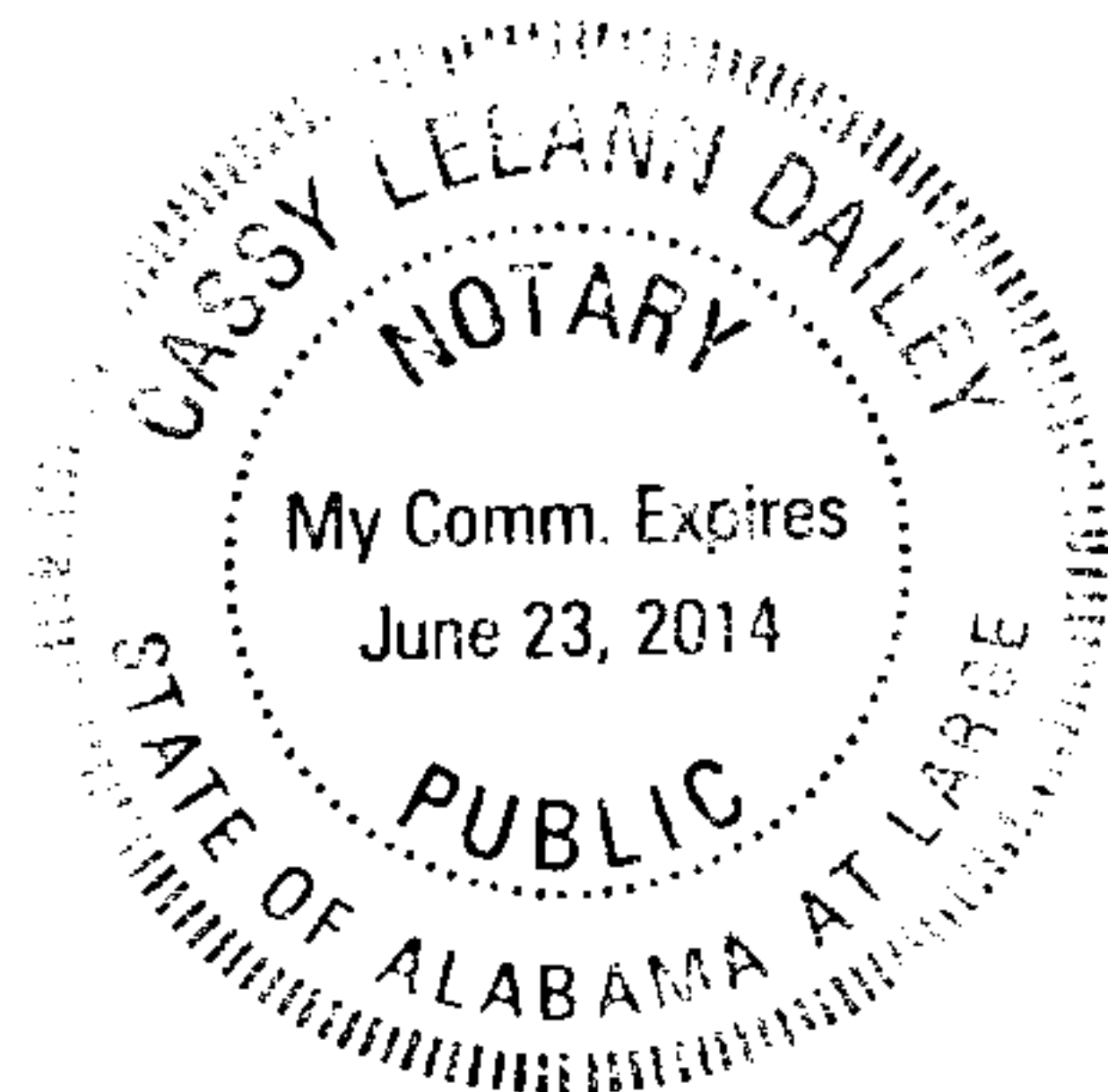
Drexel D. Heard, Sr.

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 **Drexel D. Heard, Sr. and Nanette Heard**, 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 that same bears date.

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

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

Date of Sale 03/01/2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 487,900.00



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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 [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1