

20130506000185760 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/06/2013 01:48:54 PM FILED/CERT

This instrument was prepared by:
Townes & Woods, P.C.
717 Kerr Drive / Post Office Box 96
Gardendale, Alabama 35071
(205) 631-4019

Send Tax Notice to:
Karron Faser
P.O. Box 310716
Birmingham, AL 35231

WARRANTY DEED
Joint Tenants with Right of Survivorship

20130328000129330 1/2 \$65.00
Shelby Cnty Judge of Probate, AL
03/28/2013 01:58:16 PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Fifty Thousand Dollars & NO/100----- (\$50,000.00) -----Dollars** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Oscar Comelous Furgerson and Karron Astrid Faser, as Personal Representatives of the Estate of Margaret E. Amason, deceased Probate Case No. 2013-217763** (herein referred to as grantors, do grant, bargain, sell and convey unto **Karron Faser and Edward C. Faser, Jr.** (herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate, situated **Shelby County, Alabama**, to wit:

Lot 12, according to the Survey of Indian Highlands Estates, as recorded in Map Book 13, Page 69, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

^{E.}
~~XXXX~~ Margaret ~~XXXX~~ Amason was the surviving grantee of deed recorded in Shelby County Alabama in Real 258, Page 664. The other grantee ~~XXXX~~ ^{Marion} C. Amason having died on August 9, 1993.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I an (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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this **19th day of March 2013**

Karron Astrid Faser, as Personal Representative of the Estate of Margaret E. Amason, deceased Probate Case # 2013-217763

Oscar Comelous Furgerson as Personal Representative of the Estate of Margaret E. Amason, deceased, Probate Case 2013-217763

~~XXXX~~ Karron Astrid Faser, as Personal Representative Of the Estate of Margaret E. Amason, deceased Probate Case# 2013-217763

Oscar Comelous Furgerson, as Personal Representative of the Estate of Margaret E. Amason, deceased Probate Case 2013-217763

General Acknowledgment

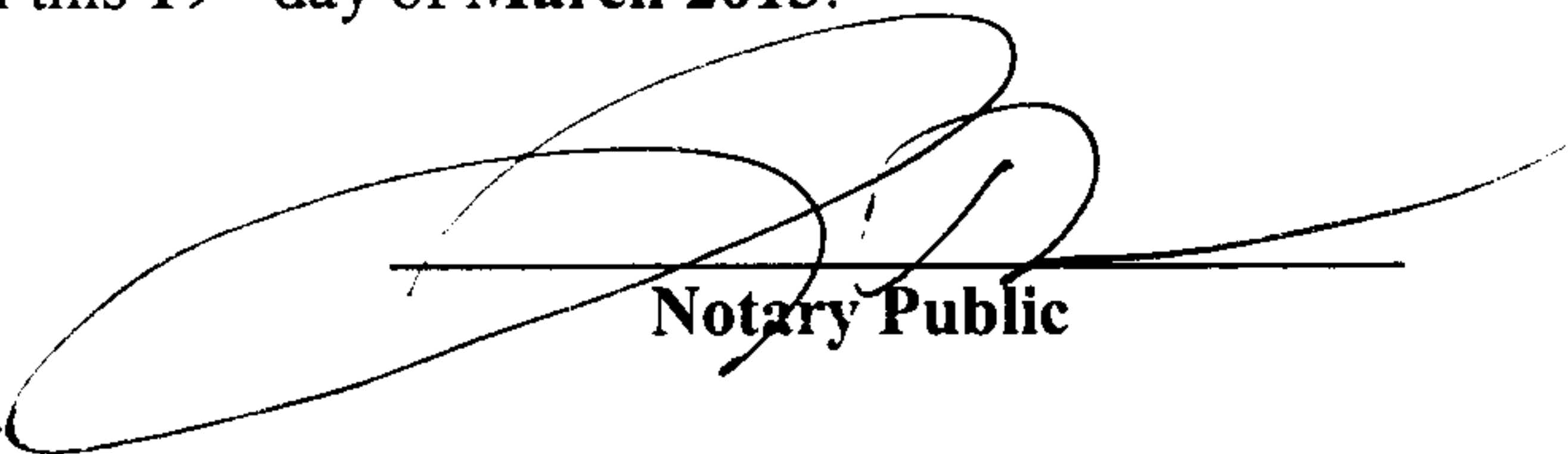
Shelby County, AL 03/28/2013
State of Alabama
Deed Tax: \$50.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~Karron~~ ^{XXXX} ~~Karron~~ **Astrid Faser and Oscar Comelous Furgerson as Personal Representatives of the Estate of Margaret E. Amason, deceased Probate Case 2013-217763** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they in their capacity and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **19th day of March 2013.**

My Commission Expires: 2/5/14


Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Estate of Maraget Amason
Mailing Address 262 Brookline Circle
Birmingham AL
35071-6601

Grantee's Name Edward C. Faser, Jr.
Mailing Address P.O. Box 310716
B'ham, AL 35231

Property Address 8009 Wood Fern Dr.
Indian Springs, AL 35124

Date of Sale 3/19/13
Total Purchase Price \$ 50,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20130328000129330 2/2 \$65.00
Shelby Cnty Judge of Probate, AL
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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
☐ 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

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 _____

Print Larry T. Woods

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1