

This instrument prepared by:
J. Richard Hynds, Esq.
2025 3rd Avenue N -- Suite 300
Birmingham, Alabama 35205

Send Tax Notice To:
Bettye S. Stacy
144 Roy Court
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOWN ALL MEN BY THESE PRESENTS: That Bettye S. Stacy is the surviving grantee of that certain deed recorded in Instrument No. 1998-36992 in Probate Court of Shelby County. The other grantee, Edward L. Stacy died on or about December 28, 2012.

Therefore, Bettye S. Stacy an unmarried woman as individual owner does grant, bargain, sell and convey unto Bettye S. Stacy, Karen Lewis and Angela Funderburk as joint tenants with right of survivorship the following described real estate, situated in the State of Alabama, County of Shelby, to wit:

Lot 21, according to the Survey of Laurel Woods, 6th Sector, as recorded in Map Book 21, Page 141, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

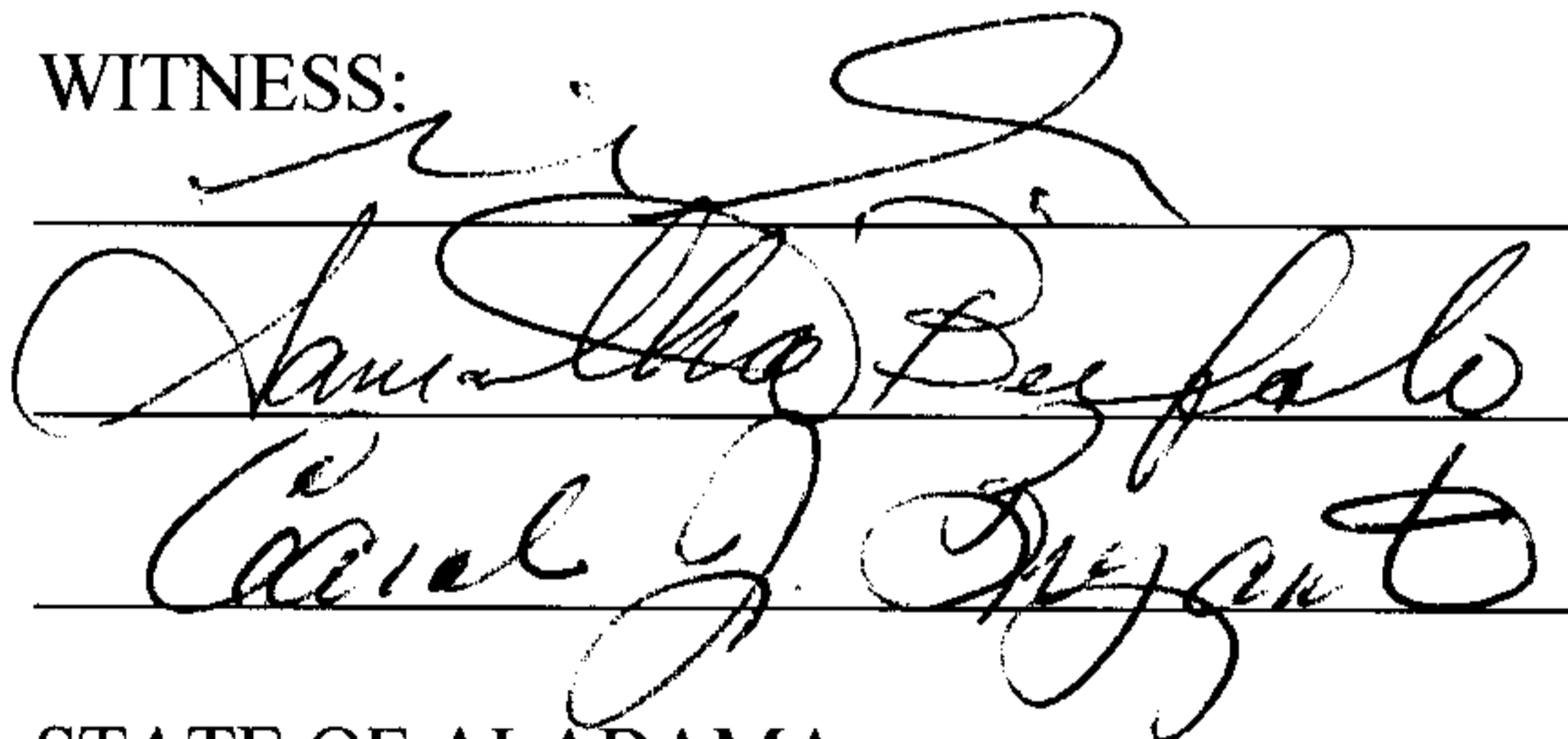
Subject to existing easements, restrictions set back lines, rights of ways, limitations, if any, of record.

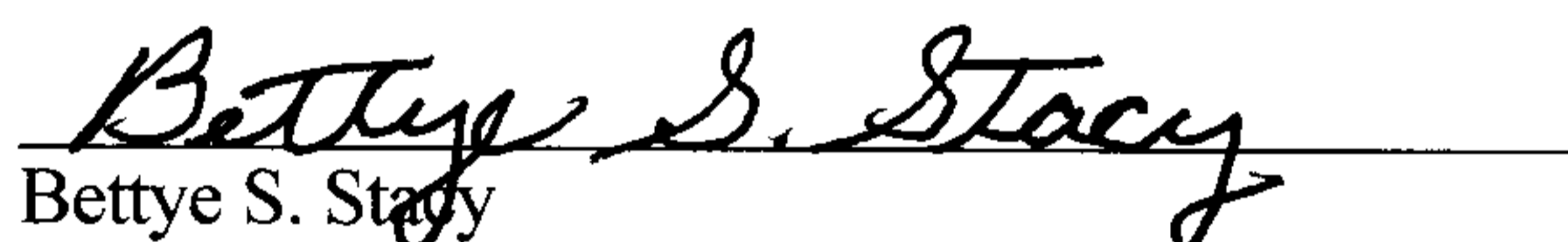
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and for my 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 17 day of May, 2013.

WITNESS:


Anna Marie Bufalo
Carol J. Bryant


Bettye S. Stacy

STATE OF ALABAMA
JEFFERSON COUNTY


I, Myron W. Freeman, a Notary Public in and for said County, in said State, hereby certify that, Bettye S. Stacy, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of May 2013.


Notary Public

My commission expires: 7-8-2014

Shelby County, AL 05/17/2013
State of Alabama
Deed Tax: \$109.00


20130517000205270 1/2 \$125.00
Shelby Cnty Judge of Probate, AL
05/17/2013 03:19:50 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Betty S. Stacy
Mailing Address 144 Roy Court
Helena
AL 35080

Grantee's Name Angela Funderburk
Mailing Address 4152 Guilford Road
Birmingham
Al 35242

Property Address 144 Roy Court
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 143,500.00

2/3 value = 109,000.00

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 5-17-13

Print Angela Funderburk

Sign Angela Funderburk

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

