


Shelby County, AL 08/28/2013
State of Alabama
Deed Tax: \$57.00

Send tax notice to:
Janet W. Seaman and Suzanne D. Edwards
P.O. Box 279
Wilton, Alabama 35187

This Instrument Prepared By:
Virginia S. Boliek, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205


20130828000351980 1/7 \$89.00
Shelby Cnty Judge of Probate, AL
08/28/2013 03:18:37 PM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Janet W. Seaman, an unmarried woman, and Suzanne Dailey Edwards and Cody Adam Edwards, husband and wife, (all collectively hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Janet W. Seaman and Suzanne Dailey Edwards (hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, all of the following described real estate situated in Shelby County, Alabama, to-wit:

See **Exhibit A** attached hereto and incorporated herein by reference.

Source of Title: Instrument No. 20130102000002170

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. All those certain statutory rights of redemption existing and outstanding by virtue of that certain foreclosure deed dated September 25, 2012, and recorded in the office of the Judge of Probate of Shelby County, Alabama on October 31, 2012, as Instrument No. 20121031000419280.

3. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees as joint tenants with right of survivorship, their heirs, successors 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantors other than that the Grantors have neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

Suzanne Dailey Edwards is one and the same person as Suzanne L. Dailey. The Grantors and the Grantees are one and the same persons.


The above property does not constitute the homestead of Grantor, Janet W. Seaman.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on August 27, 2013.

Janet W. Seaman
Janet W. Seaman

Suzanne Dailey Edwards
Suzanne Dailey Edwards

Cody Adam Edwards
Cody Adam Edwards


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I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Janet W. Seaman, an unmarried woman, 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 the same bears date.

Given under my hand on August 27, 2013.

Virginia Fuller
Notary Public

Virginia Fuller
Printed Name

(NOTARY SEAL)

My Commission Expires: April 20, 2014

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Suzanne Dailey Edwards, a married woman, 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 the same bears date.


Given under my hand on August 27, 2013.

Virginia Fuller
Notary Public

Virginia Fuller
Printed Name

(NOTARY SEAL)

My Commission Expires: April 20, 2014


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I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Cody Adam Edwards, a married man, 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, he executed the same voluntarily on the day the same bears date.


Given under my hand on August 27, 2013.

Virginia Fuller
Notary Public

Virginia Fuller
Printed Name

(NOTARY SEAL)

My Commission Expires: April 20, 2014


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Witnesses as to SUZANNE DAILEY EDWARDS:

Jan Dailey
James L. L...

Suzanne Dailey Edwards (SEAL)
SUZANNE DAILEY EDWARDS
(TRUSTEE)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that SUZANNE DAILEY EDWARDS, whose name as Trustee aforesaid is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, the said instrument was executed by SUZANNE DAILEY EDWARDS voluntarily and the aforesaid witnesses on the day the same bears date.

Given under my hand and seal on August 27, 2013.

Virginia Fuller
Notary Public
My commission expires: April 20, 2014




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EXHIBIT A

From a concrete post marking the Southwest corner of the Northwest ¼ of the Southeast ¼, Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, run along the West ¼ ¼ Section line North 01 degrees 52 minutes 46 seconds West for 900.49 feet; thence run North 88 degrees 27 minutes 21 seconds East for 2.70 feet to the Northerly Right of Way line of County Road 8; thence run along said Road line North 50 degrees 49 minutes 47 seconds East for 128.66 feet to the beginning point; thence run North 19 degrees 17 minutes 11 seconds West for 350.93 feet; thence run North 01 degrees 53 minutes 05 seconds East for 6.50 feet; thence run North 88 degrees 07 minutes 14 seconds East for 63.24 feet; thence run South 32 degrees 26 minutes 28 seconds East 298.44 feet to the North Right of Way line of County Road 8; thence run along said road line South 50 degrees 49 minutes 47 seconds West for 144.64 feet, back to the beginning point. Less and except any part of subject property lying within a road right of way. All being situated in Shelby County, Alabama.


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Real Estate Sales Validation Form

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

Grantor's Name Janet W. Seaman
Mailing Address P.O. Box 279
WILTON, AL 35187

Grantee's Name Janet W. Seaman
Mailing Address P.O. Box 279
WILTON, AL 35187

Property Address 777 Hwy 8
Montevallo, AL
35115

Date of Sale 8/27/13
Total Purchase Price \$
or
Actual Value \$ 56,606.00
or
Assessor's Market Value \$

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 original deed was
recorded in Dec - used 1/3 of that price

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 8/28/13

Print Janet W. Seaman

☐ Unattested

Sign Janet W. Seaman
(Grantor/Grantee/Owner/Agent) circle one



verified by)