



20131218000483510 1/2 \$276.00
Shelby Cnty Judge of Probate, AL
12/18/2013 12:05:42 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, AL 35216

Send tax notice to:
Eugene A. Beatty
Gerriann Fagan
3014 Crossings Drive
Birmingham, AL 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred fifty nine thousand and 00/100 Dollars(\$259,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Teresa Lynn Hanvey, as Executrix of the Estate of Linda Warren Wheeler aka Lauren Wheeler, deceased, Probate Case No. PR-2013-000365 (herein referred to as grantors) do grant, bargain, sell and convey unto Eugene A. Beatty and wife, Gerriann Fagan (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 27-B, according to the Re-Survey of Lot 25, Caldwell Crossings (Map Book 29, page 9) and Lot 27-A, Re-Survey of Lots 19 through 23 and Lots 27 through 32, Caldwell Crossing (Map Book 29, page 102) as recorded in Map Book 29, page 134, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

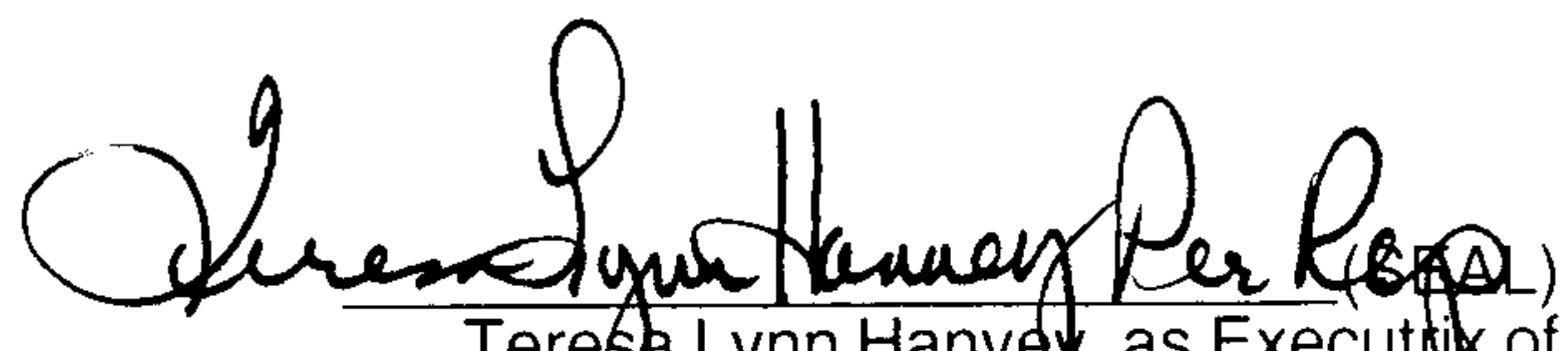
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this December 16, 2013.

WITNESS:

_____(SEAL)


Teresa Lynn Hanvey, as Executrix of
the Estate of Linda Warren Wheeler
aka Lauren Wheeler, deceased,
Probate Case No. PR-2013-000365

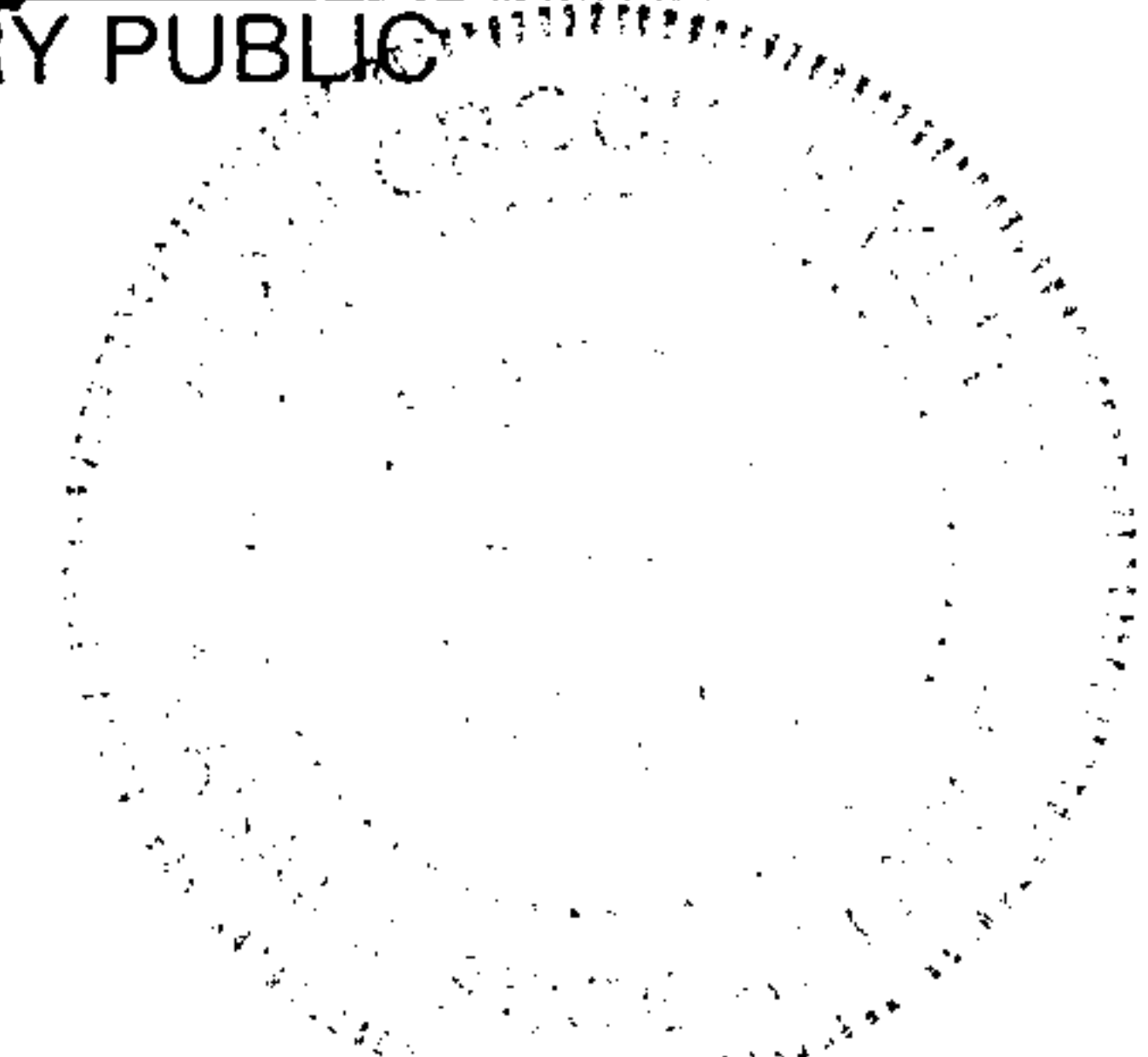
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa Lynn Hanvey, as Executrix of the Estate of Linda Warren Wheeler aka Lauren Wheeler, deceased, Probate Case No. PR-2013-000365, 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, for and as the act of said estate.

Given under my hand and official seal on December 16, 2013.

My commission expires: 3/20/16



NOTARY PUBLIC


Shelby County, AL 12/18/2013
State of Alabama
Deed Tax:\$259.00

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 Linda Lauren Wheeler

Grantee's name: Eugene A. Beatty & Gerriann Fagan

Mailing address: 3014 Crossings Dr., Bham, AL

Mailing address: 3014 Crossings Dr., Bham AL

Property address:

Date of Sale: December 16, 2013

3014 Crossings Dr., Bham, AL

Total Purchase Price \$259,000.00

or

Actual value \$

or

Assessors 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)

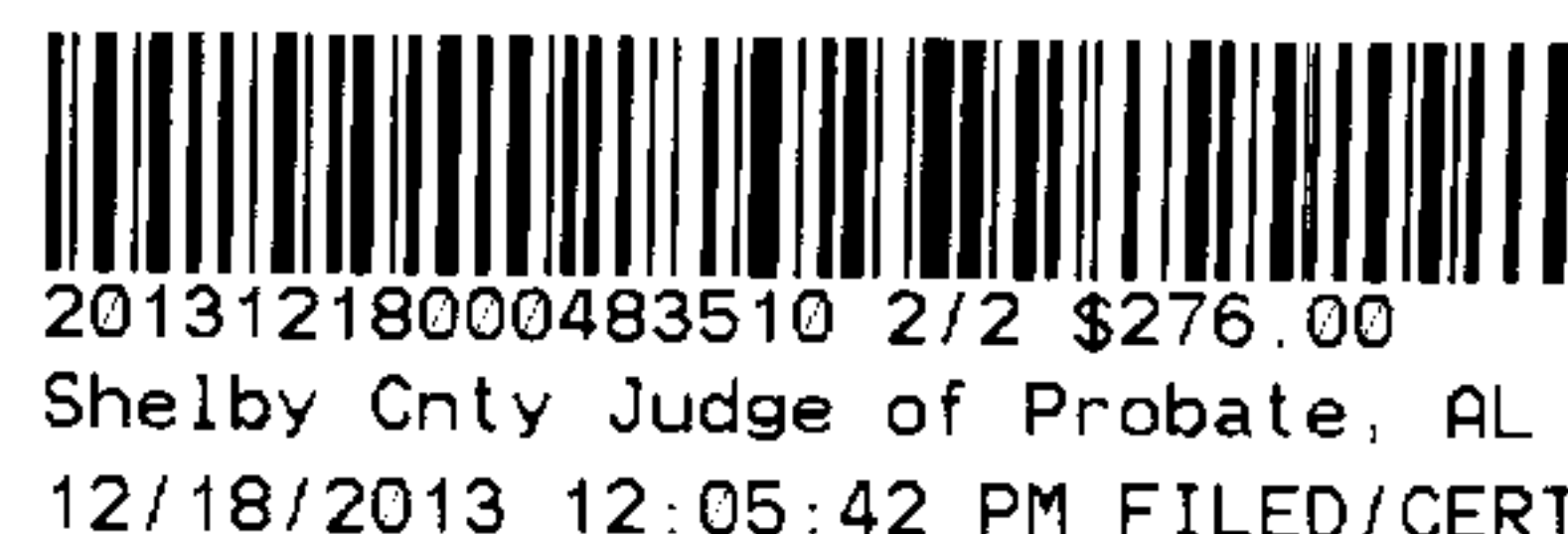
☐ Bill of sale

☐ Appraisal

☒ Sales contract

Other _____

☒ 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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: December 16, 2013

Print name: Teresa Lynn Hanvey, as Executrix of the Estate of Linda Warren Wheeler aka Lauren Wheeler, deceased, Probate Case No. PR-2013-000365

____ Unattested

(Verified by)

Sign: _____

(Grantor)

Teresa Lynn Hanvey Per Rep.