



20140402000093780 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
04/02/2014 12:36:33 PM FILED/CERT

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Joshua Majors
1063 Belvedere Cove
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Forty-Eight Thousand and 00/100 Dollars (\$248,000)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Myrtle H. MacManus, a married woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Joshua S. Majors and Ashley Nicole Majors

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 17A, according to the Survey of Resurvey No. 1, Belvedere Cove, as recorded in Map Book 37, Page 86, in the Probate Office of Shelby County, Alabama.

\$235,600 of the proceeds come from a mortgage recorded simultaneously herewith.

The property conveyed herein does not represent the homestead of the Grantor nor her spouse.

Subject to: (1) 2014 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD unto 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 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 my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/02/2014
State of Alabama
Deed Tax: \$12.50

IN WITNESS WHEREOF, I have set my hand and seal, this 24 day of March, 2014.

Myrtle H. MacManus (Seal)
Myrtle H. MacManus

STATE OF FLORIDA

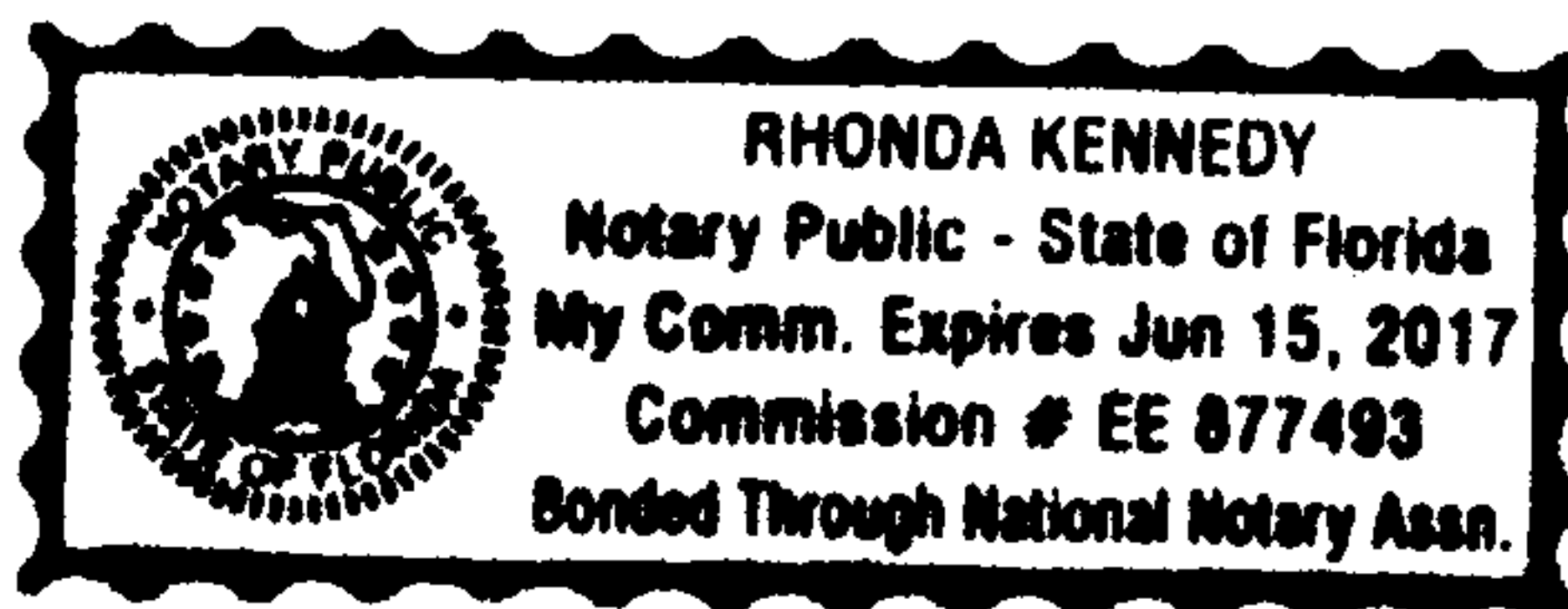
Walton COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Myrtle H. MacManus** 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 and official seal this 24 day of March, 2014.

Rhonda Kennedy
Notary Public

My Commission Expires: 6-15-2017



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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 Name:

Date of Sale: **March** _____, 2014

Mailing Address:

**1063 Belvedere Cove
Birmingham, AL 35242**

Total Purchase Price:

248,000

Or

Property Address:

1063 Belvedere Cove, B'ham AL 35242

Actual Value: \$ _____

Assessor's Market Value: \$ _____

Grantee Name:

Mailing Address:

**Joshua + Ashley Majors
Same as**

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 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 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: **March** _____, 2014 Print: _____

Joshua Majors

Unattested

(verified by)

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one



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