

**SEND TAX NOTICE TO:**  
**Tolbert N. Epps, III &**  
**Mary Lumpkin Epps**  
**216 Calumet**  
**Birmingham, Alabama 35242**

STATE OF ALABAMA     )

SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered this 8<sup>th</sup> day of May, 2014, by TOLBERT N. EPPS, III, a married man ("Grantor"), to TOLBERT N. EPPS and MARY LUMPKIN EPPS, husband and wife ("Grantees").

**KNOW ALL MEN BY THESE PRESENTS:**

That the property described below was conveyed to Grantor and Virginia M. Epps as joint tenants with right of survivorship by Warranty Deed dated March 31, 2006 and recorded in in the Deed Records of Shelby County, Alabama on April 5, 2006;

That Virginia M. Epps died on February 16, 2011, so that title vested solely in Grantor; and.

That Grantor was subsequently married to Mary Lumpkin Epps.

Now, therefore, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantees to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantees the following described real estate situated in Shelby County, Alabama (the "Property"):

**Lot 42, according to the Survey of Calumet Meadow, as recorded in Map Book 21, Page 112, in the Probate Office of Shelby County, Alabama,**

Subject to current *ad valorem* taxes, and all other encumbrances, easements, restrictions, rights of way, and other matters of record, and mineral and mining rights, if any.

**TOGETHER WITH** all improvements and appurtenances belonging or in anywise appertaining thereto, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

**TO HAVE AND TO HOLD**, to the said Grantees for and during their joint lives and upon the death of either of them, to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does for himself, his successors and assigns, covenant with Grantees, their heirs and assigns, that Grantor and his successors and assigns, shall warrant and defend the same to Grantees and their heirs and assigns, forever, against the lawful claims of all persons claiming under or through Grantor, but not further or otherwise.

This Property constitutes the homestead of Grantor and his wife and she has therefore joined in this conveyance as an accommodation.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on the date first written above.

**GRANTOR:**

  
TOLBERT N. EPPS, III

  
MARY LUMPKIN EPPS

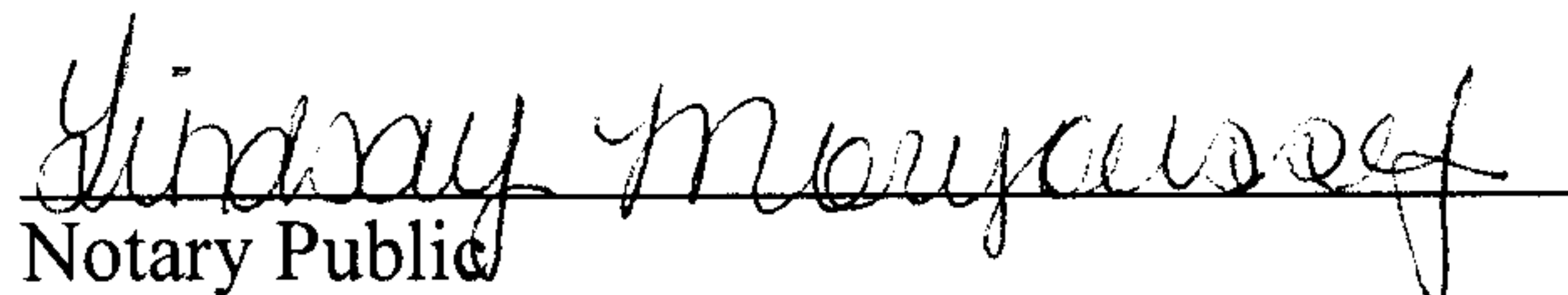
STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tolbert N. Epps, III, whose name as Grantor is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 8 day of May, 2014.

[NOTARIAL SEAL]

  
Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 15, 2017

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary Lumpkin Epps, whose name is signed to the foregoing Statutory Warranty Deed as an accommodation and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 8 day of May, 2014.

[NOTARIAL SEAL]

Lindsay Maryjane  
Notary Public

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES NOVEMBER 15, 2017

THIS INSTRUMENT PREPARED BY:

Anne W. Mitchell, Attorney-at-Law

Baker Donelson Bearman Caldwell & Berkowitz, P.C.

420 20<sup>th</sup> St. No., Ste. 1400

Birmingham, AL 35203

(without benefit of a title search)



# Real Estate Sales Validation Form

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

Grantor's Name Tolbert N. EPPS III  
Mailing Address 216 Calumet Dr.  
Birmingham, AL 35242

Grantee's Name Tolbert N. EPPS III  
Mailing Address Mary Lumpkin EPPS  
216 Calumet Dr.  
Birmingham, AL 35242

Property Address Same

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 162,200  
1/2 81,100

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:

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 5/8/14

Print Tolbert N. EPPS III

Unattested

Sign Tolbert N. EPPS III

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1