

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

Send Tax Notice to: John Carol Alexander
(Name) Medicus and Courtney Lyn Medicus
(Address) 221 Wisteria Lane
Alabaster, AL 35007

Statutory Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Fifty Nine Thousand Dollars and 00/100 (\$259,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harris Doyle Homes, Inc., an Alabama Corporation

(herein referred to as grantors) do grant, bargain, sell and convey unto

John Carl Alexander Medicus and Courtney Lyn Medicus

20140626000193460

06/26/2014 10:18:13 AM

DEEDS 1/3

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 24, according to the Survey of Wisteria, as recorded in Map Book 39, Page 23, in the Probate Office of Shelby County, Alabama.

\$267,547.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, provided however, that GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR, by J. Brooks Harris, as Co-President, who is authorized to execute this conveyance, hereunto set his hand(s) and seal(s) this 19th day of June, 2014.

Harris Doyle Homes, Inc.



By: J. Brooks Harris

Its: Co-President

**STATE OF ALABAMA
SHELBY COUNTY**

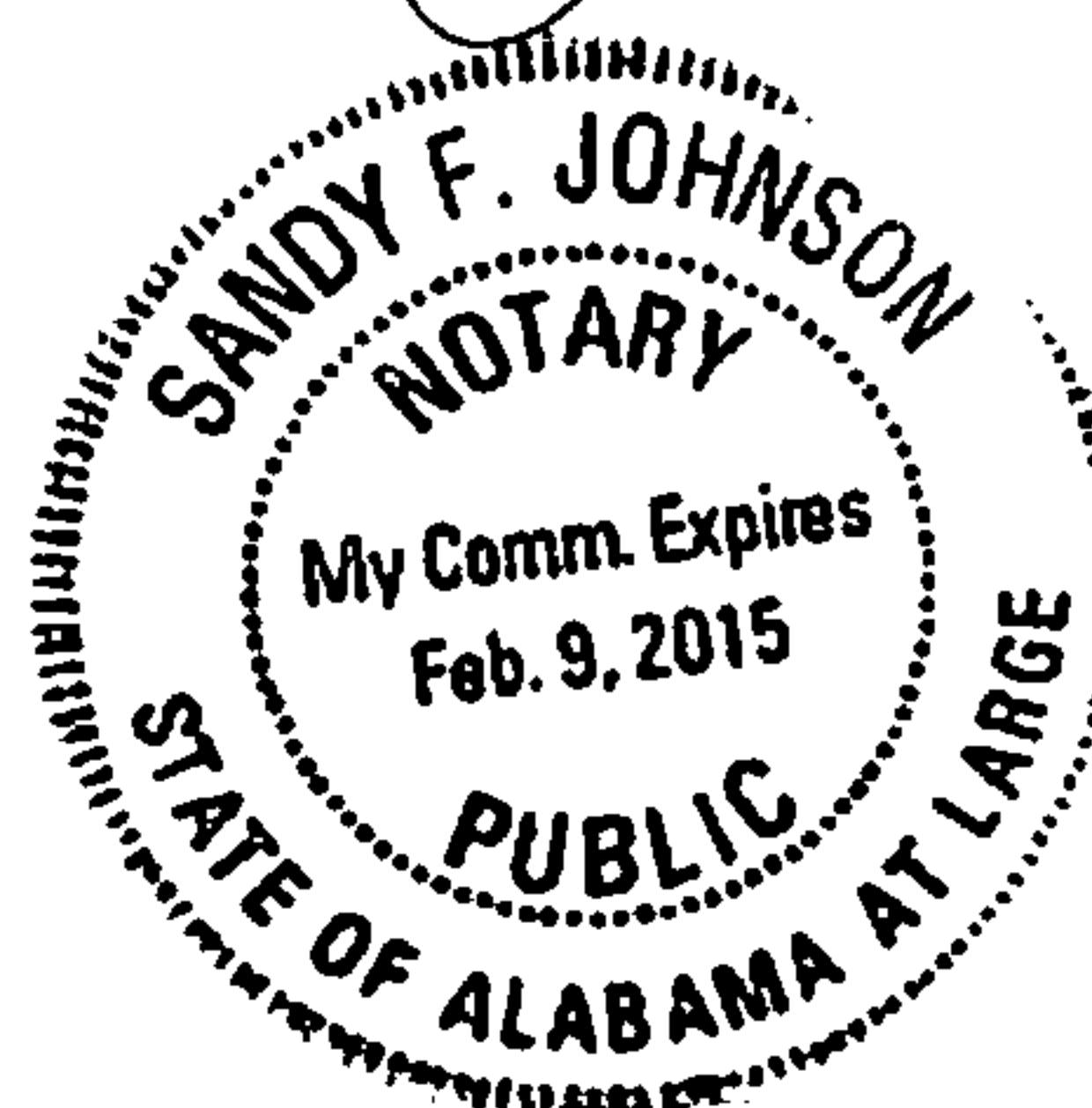
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. Brooks Harris, whose name as Co-President of **Harris Doyle Homes, Inc.** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Co-President and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this the 19th day of June, 2014.



Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Harris Doyle Homes, Inc. Grantee's Name John Carl Alexander Medicus
Mailing Address 3108 Blue Lake Drive, Suite 200 Mailing Address 104 Ivy Circle
Birmingham, AL 35243 Pelham, AL 35124

Property Address 221 Wisteria Lane Date of Sale June 19, 2014
Alabaster, AL 35007 Total Purchase Price \$259,000.00
20140626000193460 or
06/26/2014 10:18:13 AM Actual Value \$
DEEDS 3/3 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 ☐ 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 - Harris Doyle Homes, Inc., 3108 Blue Lake Drive, Suite 200, Birmingham,
AL 35243.

Grantee's name and mailing address - John Carl Alexander Medicus, 104 Ivy Circle, Pelham, AL 35124.

Property address - 221 Wisteria Lane, Alabaster, AL 35007

Date of Sale - June 19, 2014.

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 with 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: June 19, 2014



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/26/2014 10:18:13 AM
\$21.00 CHERY
20140626000193460

James W. Fuhrmeister

Sign *John Carl Alexander Medicus*
Agent