

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:

Gilbert  
1028 S Hampton Place  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**  
**Joint Tenant with Rights of Survivorship**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seven Thousand and NO/100 Dollars (\$307,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

**Rhonda Merrill, an unmarried woman**

(herein referred to as Grantor), grants, bargains, sells and conveys unto

**Terry M. Gilbert and Harriett Gilbert**


(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

**LOT 98, ACCORDING TO THE SURVEY OF VILLAGE AT HIGHLAND LAKES REGENT PARK NEIGHBORHOOD, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 37, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR THE VILLAGE AT HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED IN INSTRUMENT #20060421000186650 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE AT HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, REGENT PARK NEIGHBORHOOD, RECORDED IN INSTRUMENT #2007022300084910, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").**

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantors and current taxes due.

\$ None of the above consideration was secured by and through the purchase money mortgages closed and recorded herewith.

  
20141001000306880 1/3 \$327.00  
Shelby Cnty Judge of Probate, AL  
10/01/2014 09:18:42 AM FILED/CERT

Shelby County, AL 10/01/2014  
State of Alabama  
Deed Tax: \$307.00

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then 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 I do for myself and for my heirs, executors and administrators covenant with the said 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 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 the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **GRANTOR** has hereunto set her hand and seal on the dates stated in the Notary Acknowledgment, however the same shall not be effective until the 5<sup>th</sup> day of September, 2014.

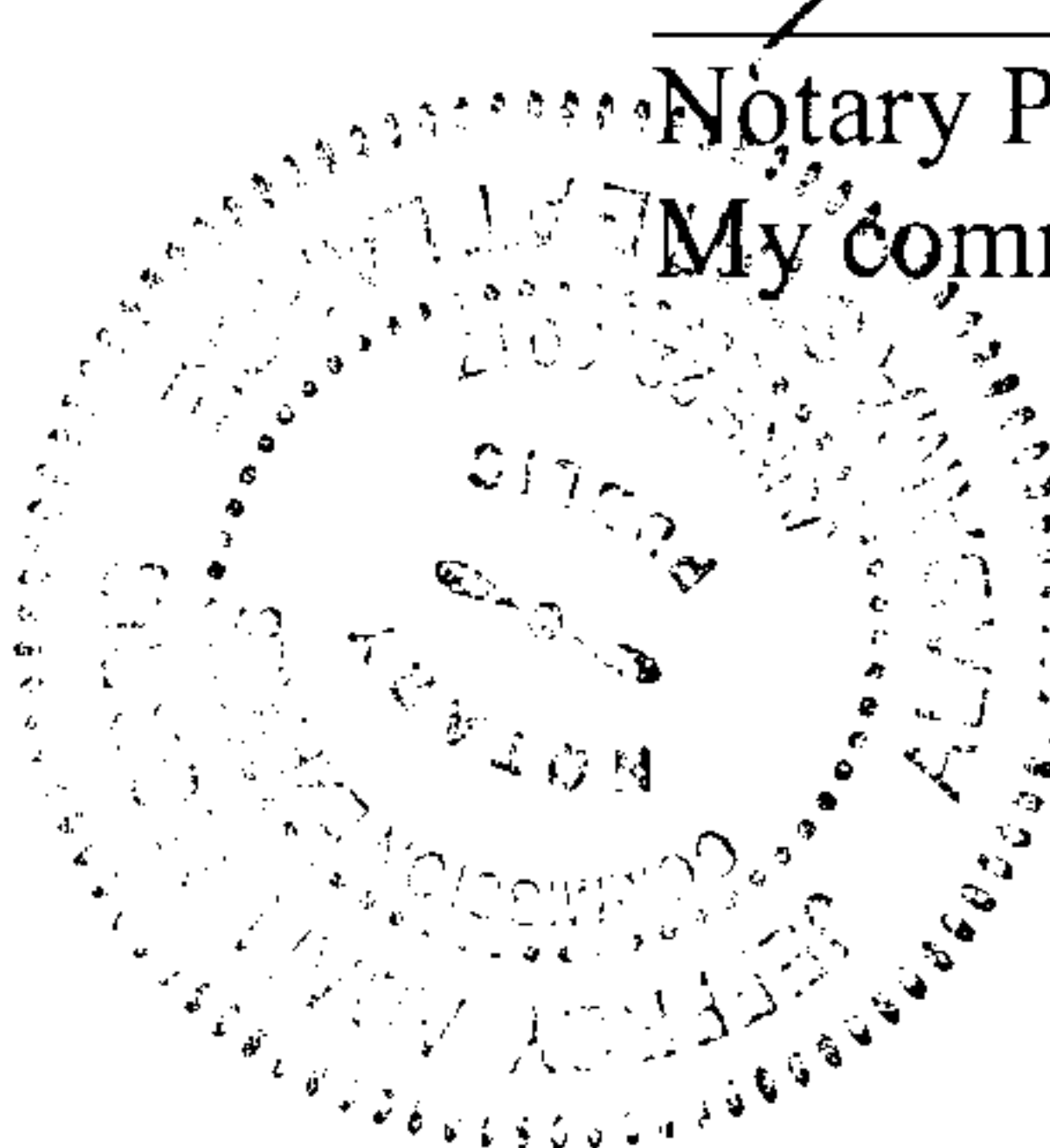
Rhonda Merrill (SEAL)  
**Rhonda Merrill**


STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rhonda Merrill**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of September, 2014.

Notary Seal

[Signature]  
Notary Public  
My commission expires:  


  
20141001000306880 2/3 \$327.00  
Shelby Cnty Judge of Probate, AL  
10/01/2014 09:18:42 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Rhonda Merrill  
Mailing Address 6107 Mill Creek Rd  
Birmingham, AL 35242

Grantee's Name Terry Gilbert  
Mailing Address 1028 S Hampton Place  
Birmingham, AL 35242

Property Address 1028 S Hampton Place  
Birmingham, AL 35242

Date of Sale 9/5/14  
Total Purchase Price \$ 307,000



20141001000306880 3/3 \$327.00  
Shelby Cnty Judge of Probate, AL  
10/01/2014 09:18:42 AM FILED/CERT

or  
Actual Value \$ \_\_\_\_\_

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 \_\_\_\_\_

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 9/5/14

Print Rhonda Merrill

Unattested

Sign Rhonda Merrill

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1