20150102000000540 01/02/2015 10:21:43 AM DEEDS 1/3

Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209 Send Tax Notice To:
Furr

[113 Laberiage Pr
Hoover, AL3SZ44

GENERAL WARRANTY DEED With right of survivorship

STATE OF ALABAMA	}	
COUNTY OF SHELBY	}	KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Seven Thousand Five Hundred and No/100 Dollars (\$367,500.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, H. Scott Sheedy and Susan Sheedy, husband and wife, (herein referred to as Grantors), do hereby grant, sell, bargain and convey unto Gary Allison Furr and Vickie Furr, (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 516, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 12TH ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

144,500.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 persons.

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IN WITNESS WHEREOF, the said GR and seals on the date stated in the Notary Acknowledgme effective until the / day of Decempo 2014.	
H. S	Scott Sheedy (SEAL)
A_{IJ}	an Sheedy (SEAL)
AÅ)	

STATE OF ALCOUNTY OF Deleases

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **H. Scott Sheedy,** 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, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of December 2014.

Notary Seal JEFFRE COMMISSION NO.

Notary Public:

My commission expires:

STATE OF ____
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Susan Sheedy**, 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 12th day of December 2014.

SINION SI

Notary Seal

Notary Public:

My commission expires:



Unattested

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/02/2015 10:21:43 AM
\$243.00 JESSICA

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July 200

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Real Estate Sales Validation Form

This	Document must be filed in acco	rdance with Code of Alabama 1	975, Section 40-22-1	
Grantor's Name Mailing Address	Scott Sheedy 1957 Cahaba Cove Hoover, AL 35244	Mailing Address	Gary Furr SIII3 Lalgerider Dr Hoover, A2 38244	
Property Address	1113 Lakeridge Pr Hoover, AL 35244	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	\$	
•				
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 an to property is being	d mailing address - provide to conveyed.	he name of the person or p	ersons to whom interest	
Property address - the physical address of the property being conveyed, if available.				
Date of Sale - the c	late on which interest to the p	property was conveyed.		
•	e - the total amount paid for the instrument offered for red	* *	y, both real and personal,	
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.				
excluding current us responsibility of val	ed and the value must be deservaluation, of the property a uing property for property tax f Alabama 1975 § 40-22-1 (h	as determined by the local of purposes will be used and	·	
accurate. I further u	•	ements claimed on this form	ed in this document is true and may result in the imposition	
Date 12/18/14		Print 1eff	M005.2	

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one