

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076

Send Tax Notice to: **Carl Houston Edwards, Jr.**
Phyllis Bearden Edwards
P.O. Box 103
Calera AL 35040

(MINIMUM VALUE: \$98,000.00)

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR (\$1.00) and other good and valuable consideration**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Carl Houston Edwards, Jr. and wife, Phyllis Bearden Edwards

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

Carl Houston Edwards, Jr. and wife, Phyllis Bearden Edwards

(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 7 and 8, in Block 93, according to J. H. Dunstan's Map of the Town of Calera, Situated in the Town of Calera, Shelby County, Alabama.

SUBJECT TO:


- **Property taxes for 2015 and subsequent years.**
- **All rights, easements and reservations of record.**

SOURCE OF TITLE: RPB 336, Page 37.

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.

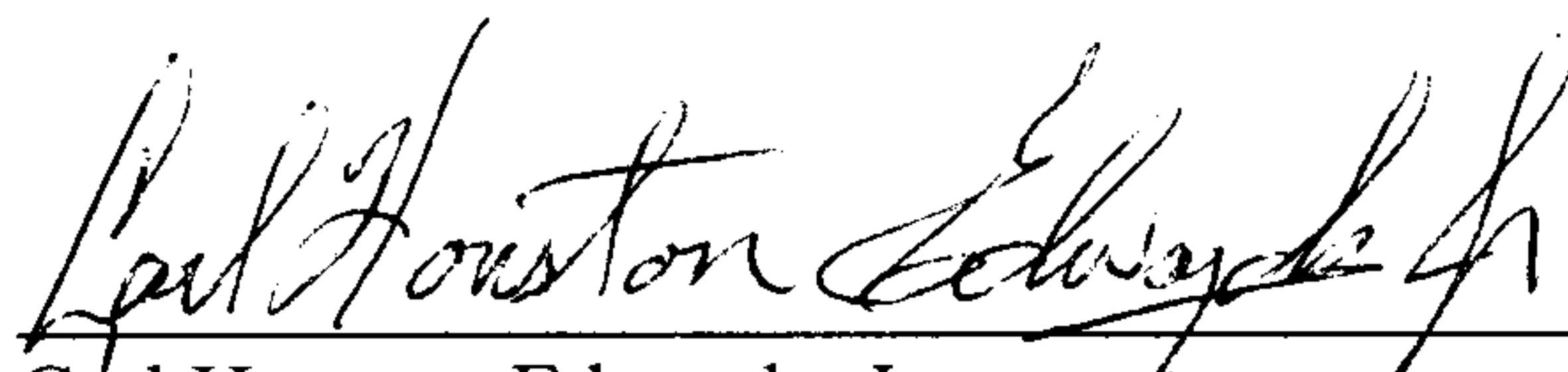
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless

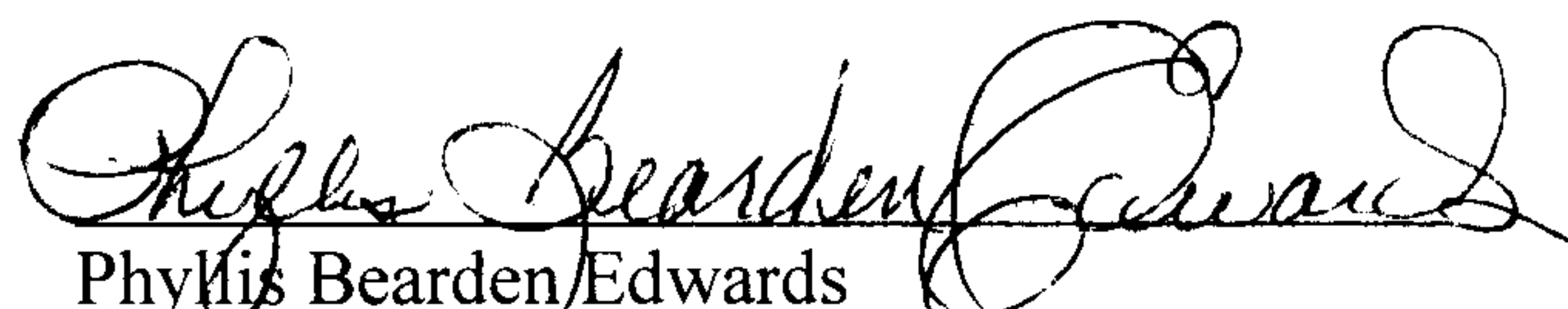
Shelby County, AL 01/21/2015
State of Alabama
Deed Tax: \$98.00


20150121000021570 1/3 \$118.00
Shelby Cnty Judge of Probate, AL
01/21/2015 10:37:48 AM FILED/CERT

otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 20th day of January, 2015.

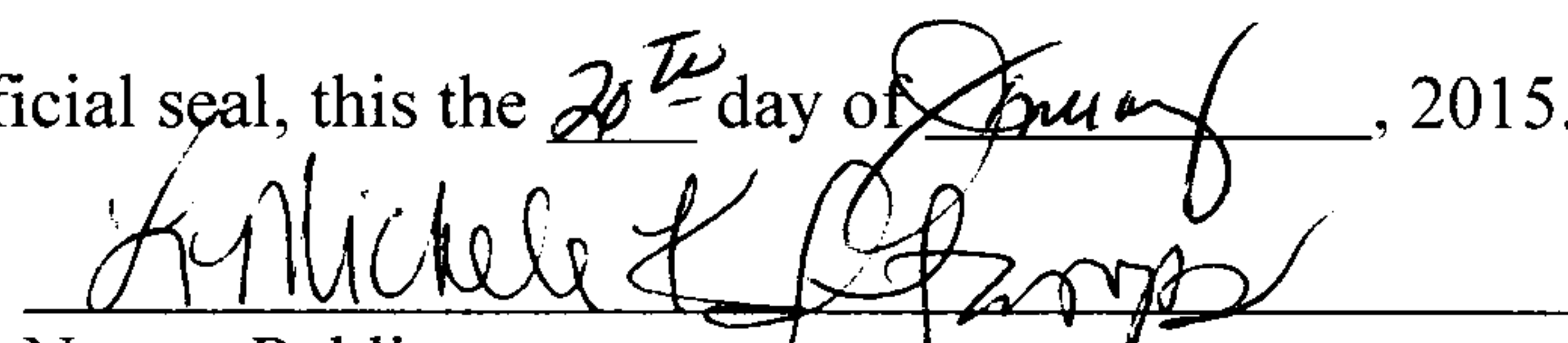

Carl Houston Edwards, Jr.



Phyllis Bearden Edwards

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Carl Houston Edwards, Jr.** and **Phyllis Bearden Edwards**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 20th day of January, 2015.


Notary Public
My Commission Expires: 5-17-2015


20150121000021570 2/3 \$118.00
Shelby Cnty Judge of Probate, AL
01/21/2015 10:37:48 AM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Carl Houston Edwards, Jr.
Phyllis Bearden Edwards
 Mailing Address P. O. Box 103
Calera, AL 35040

 Property Address 218 18th Street
Calera, Alabama 35040

Grantee's Name Carl Houston Edwards, Jr.
Phyllis Bearden Edwards
 Mailing Address P. O. Box 103
Calera, AL 35040

 Date of Sale 1/20/2015
 Total Purchase Price \$ _____
 Or _____
 Actual Value \$ _____
 Or _____
 Assessor's Market Value \$ 98,000.00

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
XX Other per Tax Assessment

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).

Print Carl Houston Edwards, Jr.
 Sign *Carl Houston Edwards, Jr.*
 (Grantor/Grantee/Owner/Agent) circle one

