

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Title & Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, Alabama 35244



20150527000512520 1/2
Bk: LR201513 Pg: 4498
Jefferson County, Alabama
I certify this instrument filed on:
05/27/2015 08:13:56 AM D
Judge of Probate - Alan L. King

20150528000176980 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/28/2015 03:41:26 PM FILED/CERT

SEND TAX NOTICE TO:
Mark D. Muir and Kristie Muir
1165 Lake Forest Circle
Birmingham, AL 35244

WARRANTY DEED Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Four Hundred Fifty Thousand and 00/100 (\$450,000.00)** to the undersigned grantor in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, I

Kim S. Arledge, an unmarried woman

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

Mark D. Muir and Kristie Muir

(herein referred to as GRANTEEES, whether one or more), the following described real estate situated in JEFFERSON County, Alabama, to-wit:

Lot 55, according to the Survey of Riverchase Country Club Fourth Addition, as recorded in Map Book 7, Page 85, in the Probate Office of Shelby County, Alabama; and also recorded in Map Book 21, Page 8, in the Probate Office of Jefferson County, Alabama (Bessemer Division); and also recorded in Map Book 115, Page 99, in the Probate Office of Jefferson County, Alabama (Birmingham Division).

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

"Kim S. Arledge is the surviving grantee in that certain Warranty Deed (JWROS) recorded in Instrument#: 1996-19327, in the Office of the Judge of Probate of Shelby County, Alabama; and also recorded in Real Volume 1155, Page 254, in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division, Tom A. Arledge having died on or about October 15, 2007."

\$405,000.00 of the above purchase price was paid from the proceeds of a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEEES, 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 a 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR have hereunto set their signature and seal, this the 1st day of May, 2015.

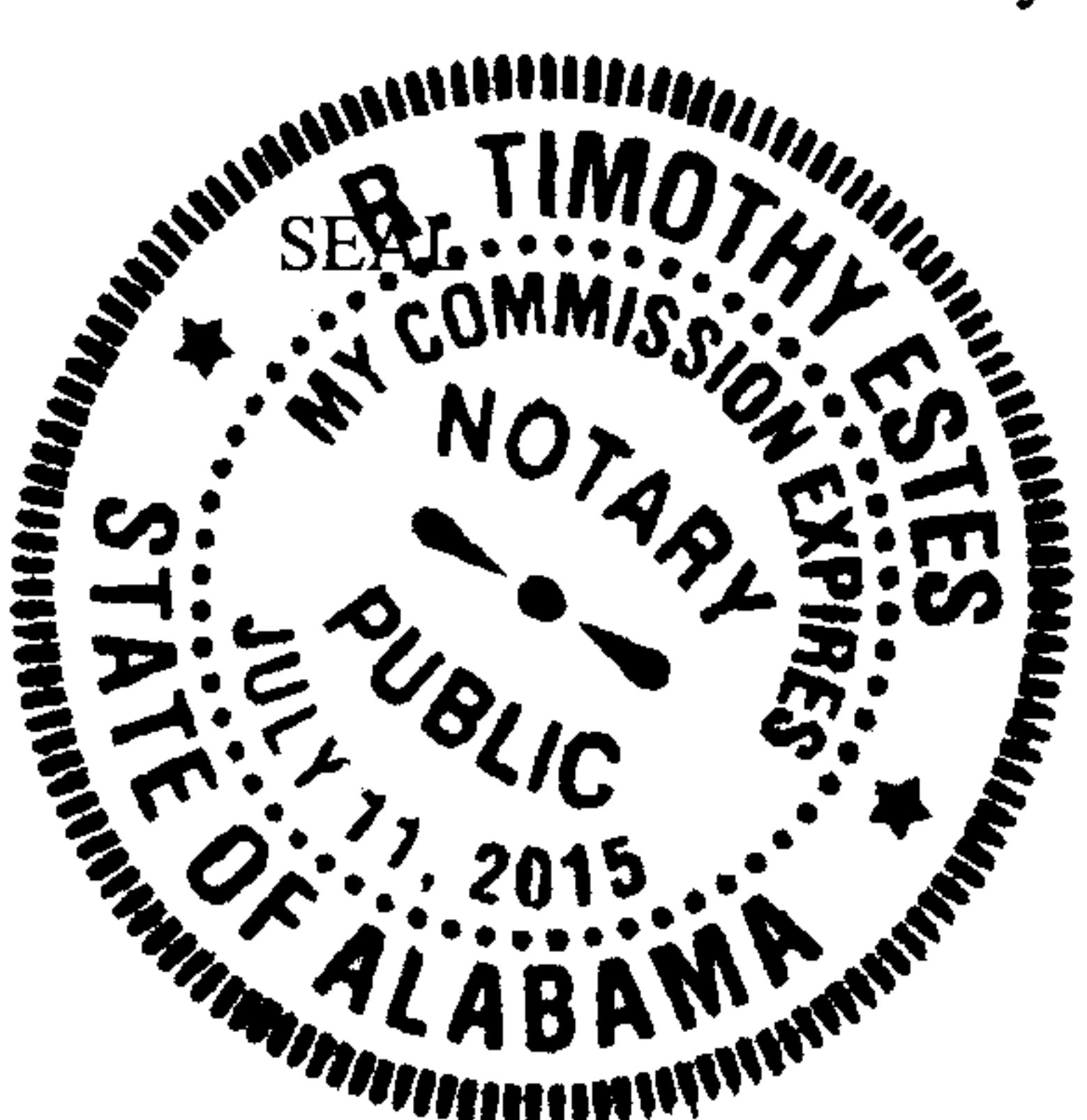
Kim S. Arledge

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kim S. Arledge** whose name 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 she executed the same voluntarily on the day the same bears date

Given under my hand and official seal, the 1st day of May, 2015

Notary Public
My Commission Expires: 07/11/15



ACW

Real Estate Sales Validation Form

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

Grantor's Name Kim S. Arledge

Grantee's Name Mark D. Muir and Kristie Muir

Mailing Address 1165 Lake Forest Circle
Birmingham, AL 35244

Mailing Address 1924 River Woods Road
Birmingham, AL 35244

Property Address 1165 Lake Forest Circle
Birmingham, AL 35244

Date of Sale May 1, 2015

Total Purchase Price \$450,000.00

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 May 1, 2015

Print

Kim S. Arledge

Unattested

Sign

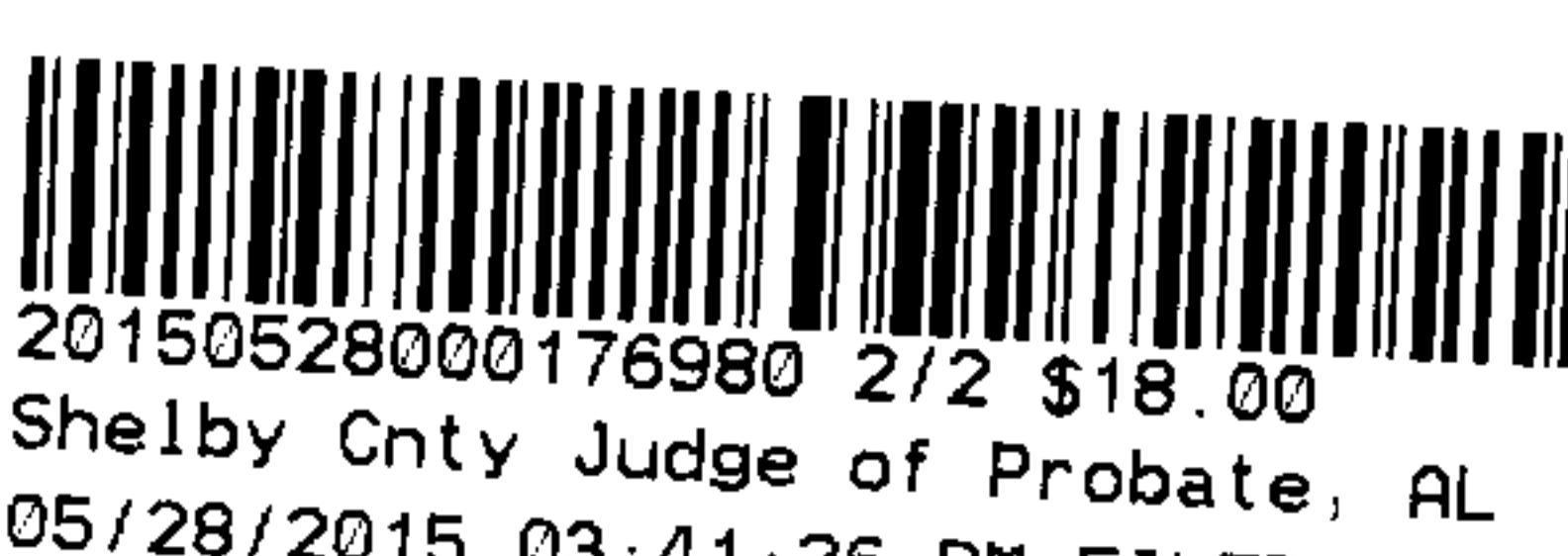
Kim S. Arledge

(verified by)

Grantor/Grantee/Owner/Agent) circle one

20150527000512520 2/2
Bk: LR201513 Pg:4498
Jefferson County, Alabama
05/27/2015 08:13:56 AM D
Fee - \$19.00
Deed Tax -\$45.00

Total of Fees and Taxes-\$64.00
DGENERALLY



20150528000176980 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/28/2015 03:41:26 PM FILED/CERT

2001