



20150622000209630 1/3 \$262.50
Shelby Cnty Judge of Probate, AL
06/22/2015 02:32:08 PM FILED/CERT

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.

SEARCHED SERIALIZED INDEXED FILED 11/20/2005 02:12:00

Send Tax Notice to:
William Edgar Feist and Evangeline Rosine Feist
5216 English Way
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantors herein, in hand paid by the Grantees herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

EVANGELINE ROSINE FEIST, a married woman,
joined by her husband, **WILLIAM EDGER FEIST**,
whose mailing address is **5216 English Way, Birmingham, Alabama 35242**,

(herein referred to as "Grantors"), do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

**WILLIAM EDGAR FEIST and EVANGELINE ROSINE FEIST,
husband and wife,
whose mailing address is 5216 English Way, Birmingham, Alabama 35242,**

(herein referred to each singularly as a "Grantee" and collectively as "Grantees"), as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama (the property address of which is **5216 English Way, Birmingham, Alabama 35242**, and the Assessor's Market Value of which is **\$242,400.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner - Parcel No. 03 8 34 0 002 059.000), to-wit:

Lot 59, according to the 1st Amended Plat of Final Record Plat of Greystone Farms, English Turn Sector, Phase I, as recorded in Map Book 19, Page 142, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Shelby County, AL 06/22/2015
State of Alabama
Deed Tax: \$242.50



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TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, zoning, utilities and other matters of record in the Probate Office of Shelby County, Alabama; any rights of parties in possession; all recorded or unrecorded leases affecting said real property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of said real property.

TO HAVE AND TO HOLD unto 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, executors and assigns of such survivor 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

NOTE: The real property hereby conveyed **is and will remain** the homestead of the Grantors and Grantees herein, who are one and the same persons. This conveyance is made solely in order to change the manner in which title to the real property hereby conveyed is held for the purposes of estate planning of the parties.

NOTE: William Edgar Feist, one of the Grantors named herein and the husband of Evangeline Rosine Feist, acknowledges that, prior to the delivery of this Deed, he had no title to the real property hereby conveyed and he is executing this instrument solely for the purpose of complying with homestead laws of the State of Alabama and acknowledging his consent and agreement to the conveyance of his homestead, the real property that is the subject of this instrument.

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**



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IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this the 18th day of JUNE, 2015.

Grantors:

Evangeline Rosine Feist
Evangeline Rosine Feist

William Edgar Feist
William Edgar Feist

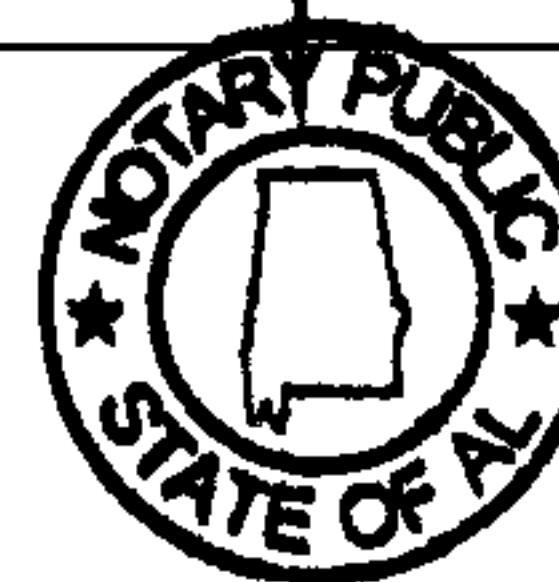
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Evangeline Rosine Feist and William Edgar Feist, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of JUNE, 2015.

{ S E A L }

200
Notary Public
My Commission Expires:



Brad E. Sweeney
Notary Public State of AL
My Comm. Expires March 16, 2019

This instrument prepared by:

Katherine N. Barr, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727