


SEND TAX NOTICE TO:
Gerald F. Elliott
3013 Arbor Bend
Hoover, AL 35244

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242


20150803000265840 1/2 \$348.00
Shelby Cnty Judge of Probate, AL
08/03/2015 12:51:09 PM FILED/CERT

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

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

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Gerald F. Elliott** and wife, **Dorel D. Elliott** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Gerald F. Elliott** and wife, **Dorel D. Elliott** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 90 according to the final plat of Arbor Hill Phase III as recorded in Map Book 33 Page 142 in the Probate Office of Shelby County, Alabama.

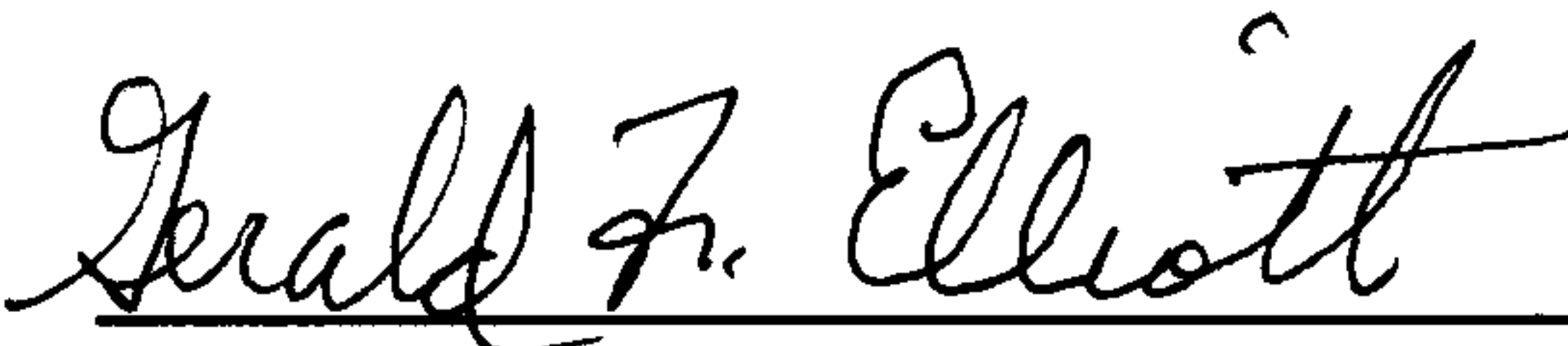
Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

NO TITLE OPINION GIVEN


TO HAVE AND TO HOLD to the said grantees, 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 served 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, 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 a 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of July, 2015.



Gerald F. Elliott, Grantor



Dorel D. Elliott, Grantor

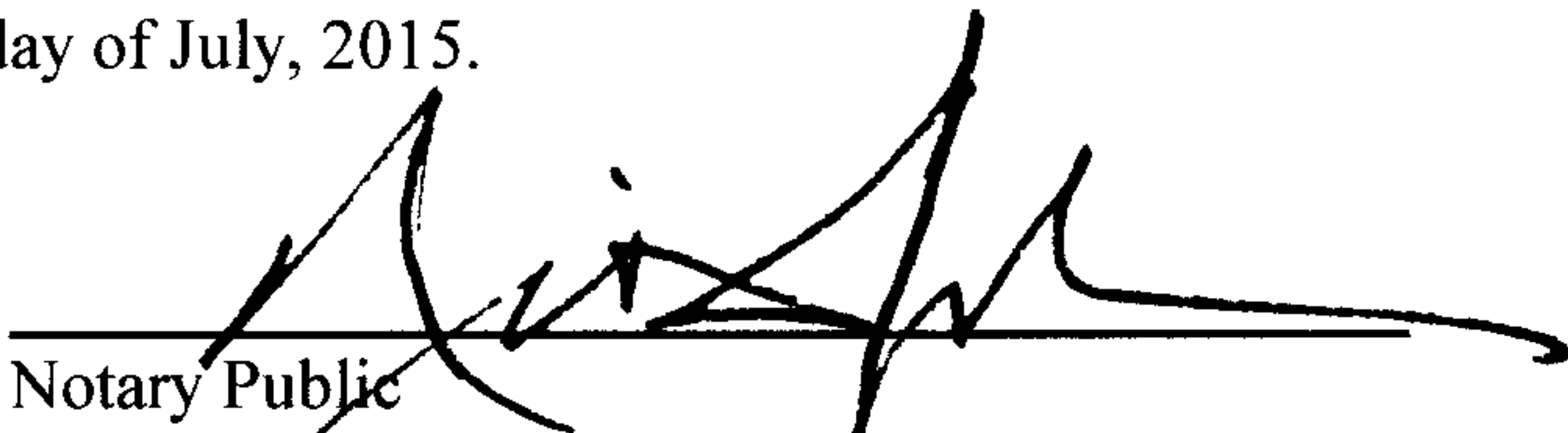
STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 08/03/2015
State of Alabama
Deed Tax: \$331.00

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that **Gerald F. Elliott** and **Dorel D. Elliott**, 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 the same bears date.

Given under my hand and official seal this 30th day of July, 2015.



Notary Public
My Commission Expires: 2-3-2016

Real Estate Sales Validation Form

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

Grantor's Name Gerald F. Elliott and
Mailing Address wife, Dorel D. Elliott
3013 Arbor Bend
Hoover, AL 35244

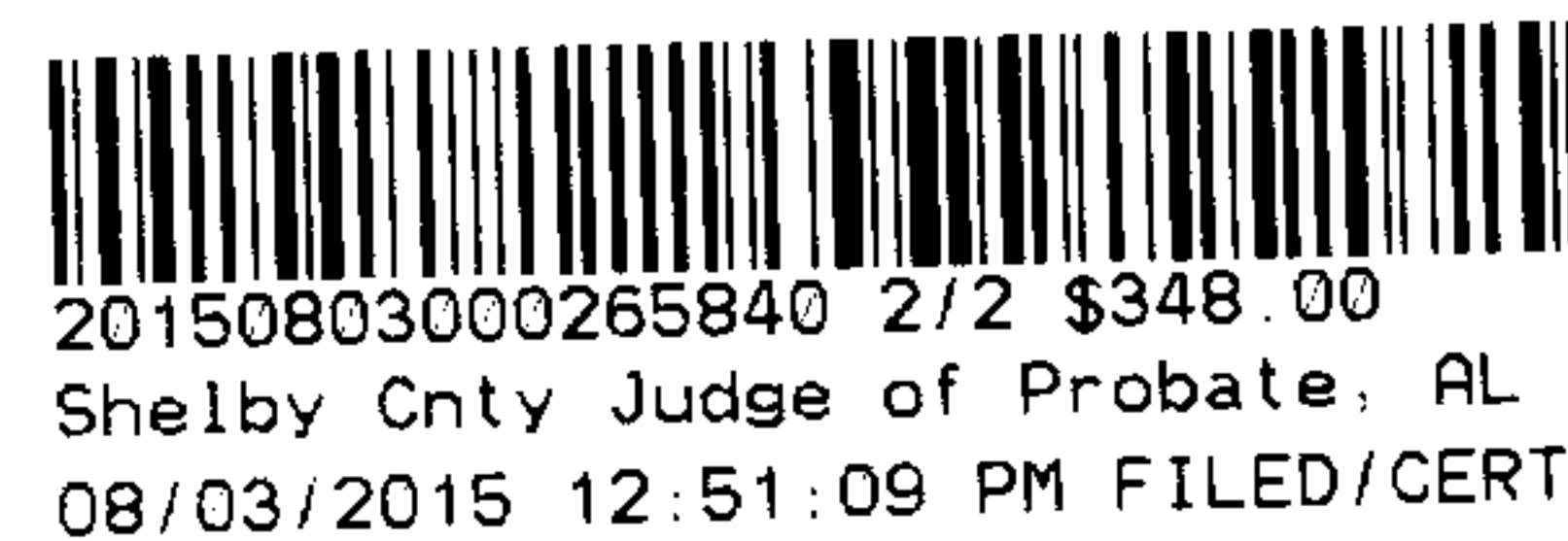
Grantee's Name Gerald F. Elliott and
Mailing Address wife, Dorel D. Elliott
3013 Arbor Bend
Hoover, AL 35244

Property Address 3013 Arbor Bend
Hoover, AL 35244

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 330,700



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 Tax Assessor's Notice

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 7-30-15

Print A. Eric Johnston

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1