



20150924000335220 1/4 \$168.00
Shelby Cnty Judge of Probate, AL
09/24/2015 01:37:15 PM FILED/CERT

INSTRUMENT WAS PREPARED BY:
Mark A Edmondson
1139 Riverchase Pkwy W

SEND TAX NOTICE TO:
Mark A Edmondson
1139 Riverchase Pkwy W

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby
DATE: September 24th, 2015

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of \$10.00 in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned Mark Andrew Edmondson, married of 1139 Riverchase Pkwy W, (the "Grantor"), hereby grants, bargains, sells, warrants and conveys to Mark A. Edmondson, and spouse, April Edmondson, of 1139 Riverchase Pkwy W, and , (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Lot#:7 Book:34 Pg:26 Sub:QUALITY CONCEPTS RESURVEY OF LOTS 7.

This conveyance is subject to the reservations and exceptions to conveyance and warranty that are stated below.

_____.

TO HAVE AND TO HOLD to the said Grantee and the Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said

Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the Grantor has signed and sealed this warranty deed the day and year above written.



Mark Andrew Edmondson

Signed, Sealed and Delivered
In the Presence of:

Sign: _____

Sign: _____

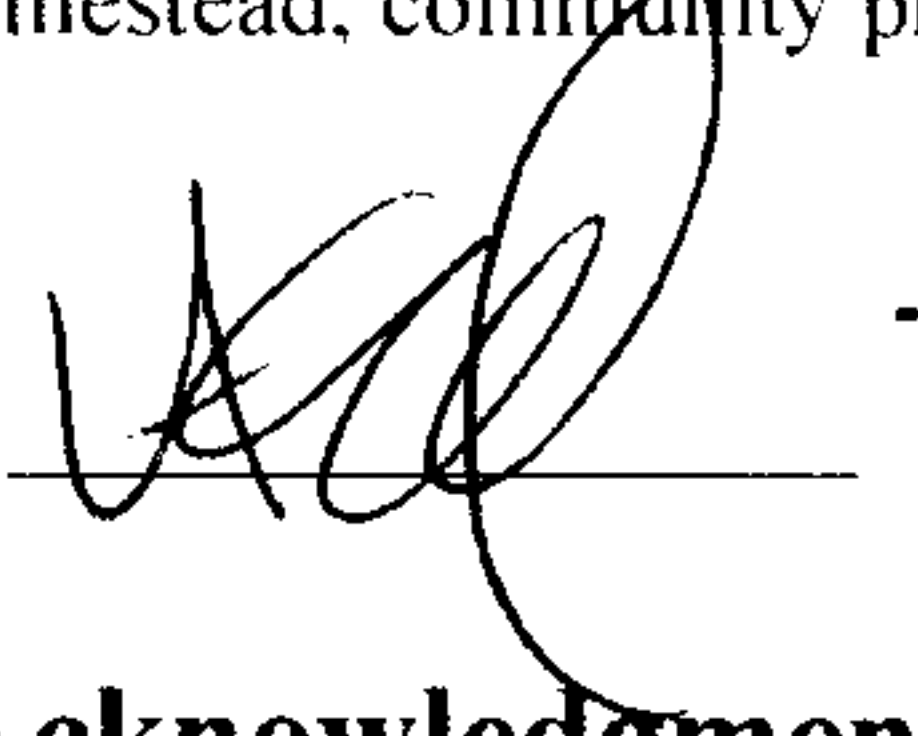
Name: _____

Name: _____

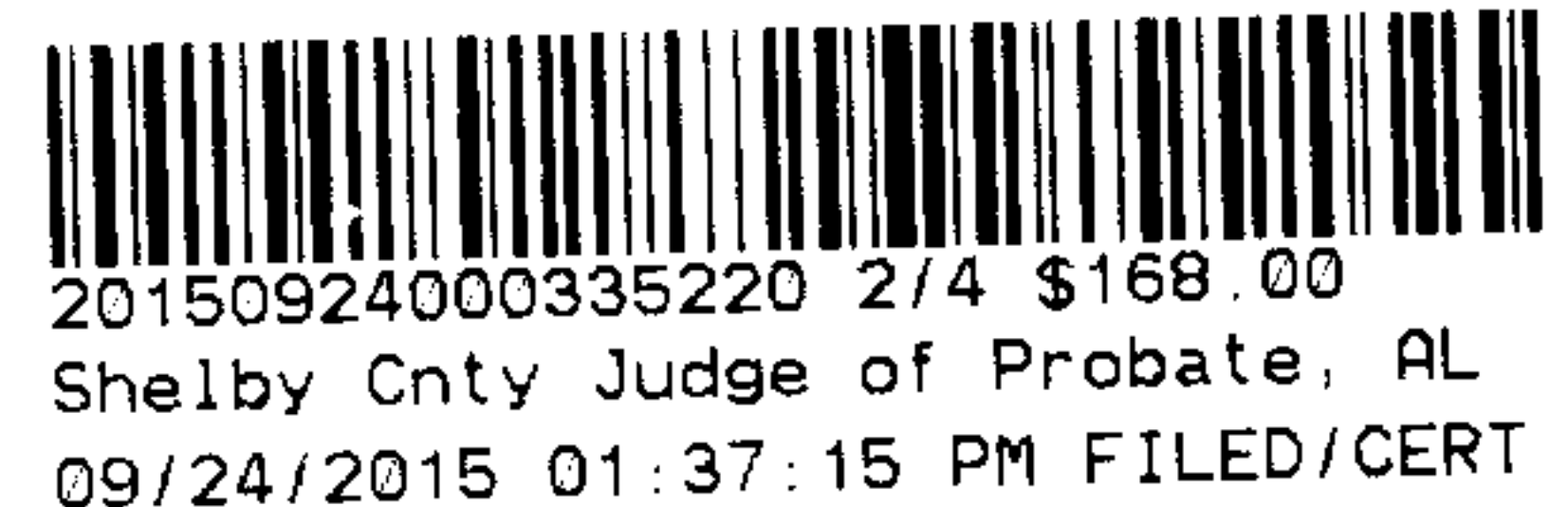
Spousal Rights

I, April Edmondson of 1139 Riverchase Pkwy W. spouse of Mark Andrew Edmondson. in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: _____



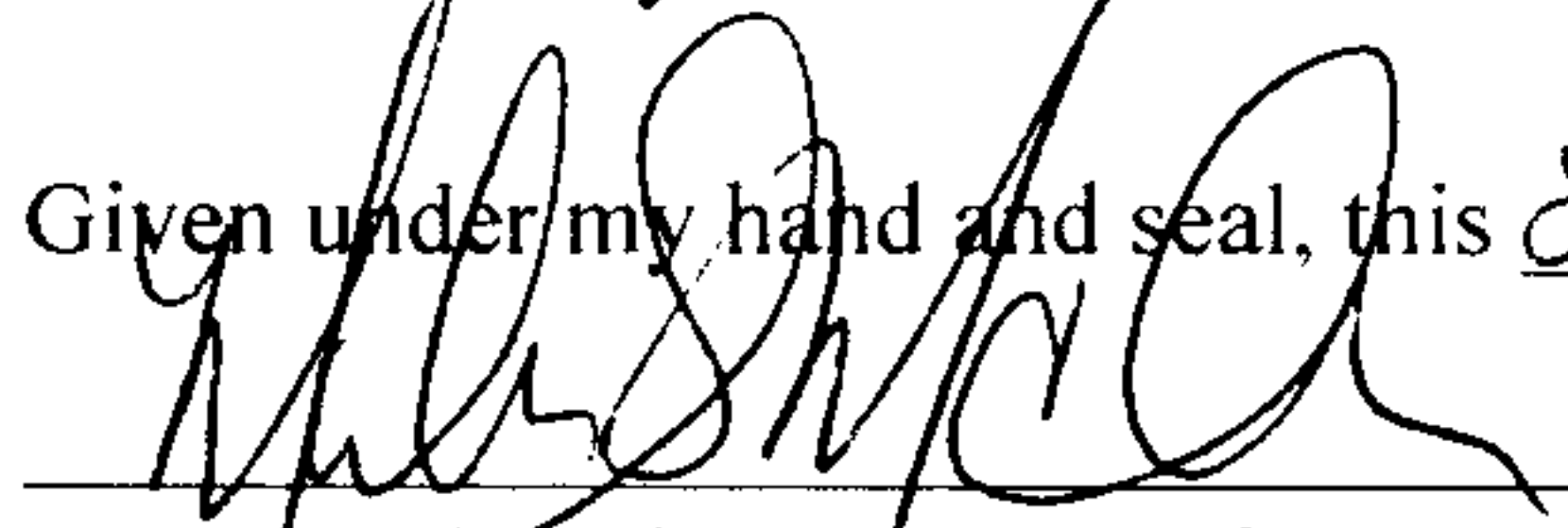
Acknowledgment Of Grantor's Spouse



STATE OF ALABAMA
COUNTY OF Shelby

I, Melissa S. McBrayer, a Notary Public in and for said County and State, hereby certify that April Edmondson, having signed this warranty deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me this day that, being informed of the contents of the conveyance, the Spouse has executed this deed voluntarily and with lawful authority.

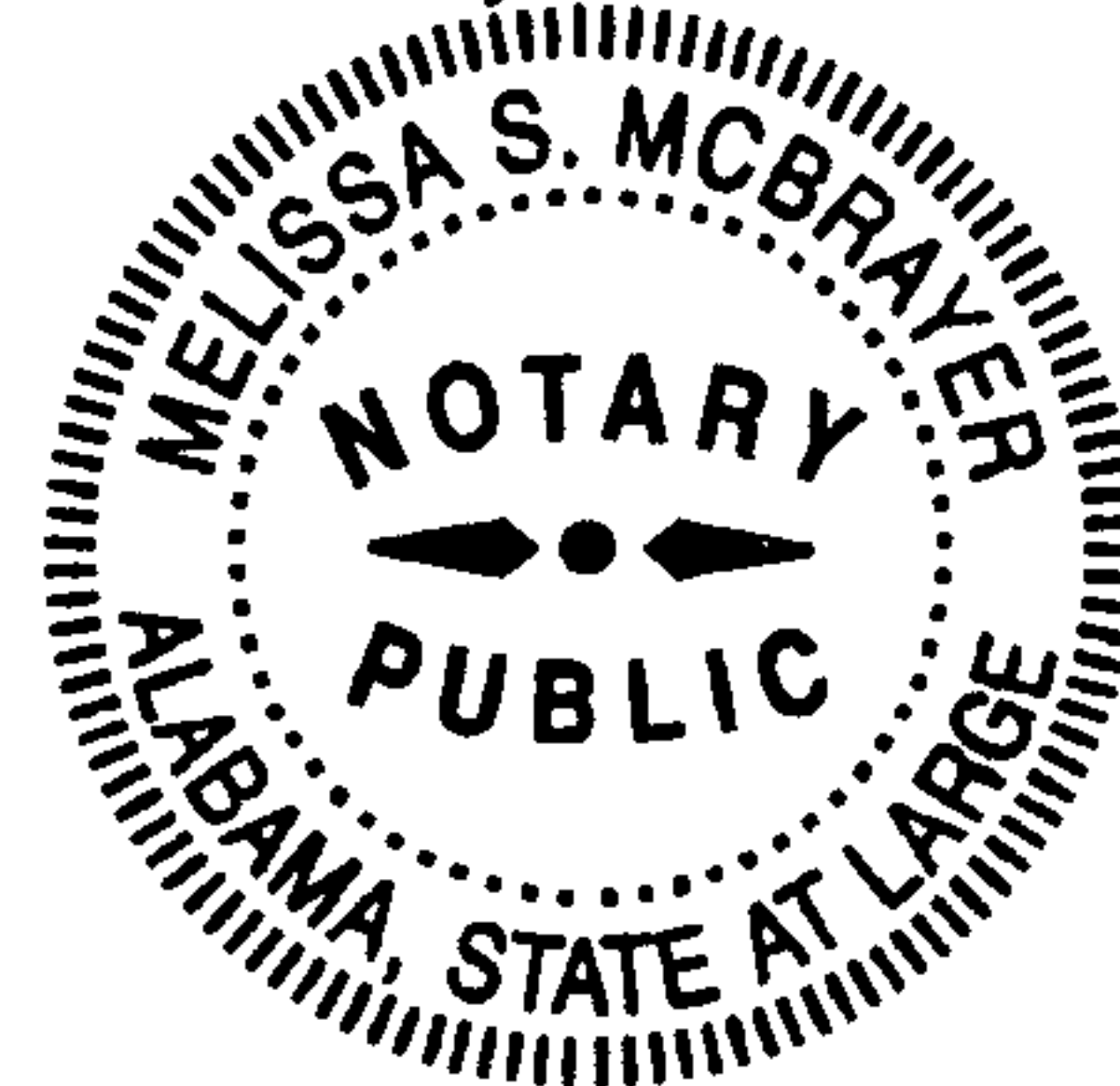
Given under my hand and seal, this 24th day of September, 2015.



Notary Public for the State of Alabama

My Commission Expires

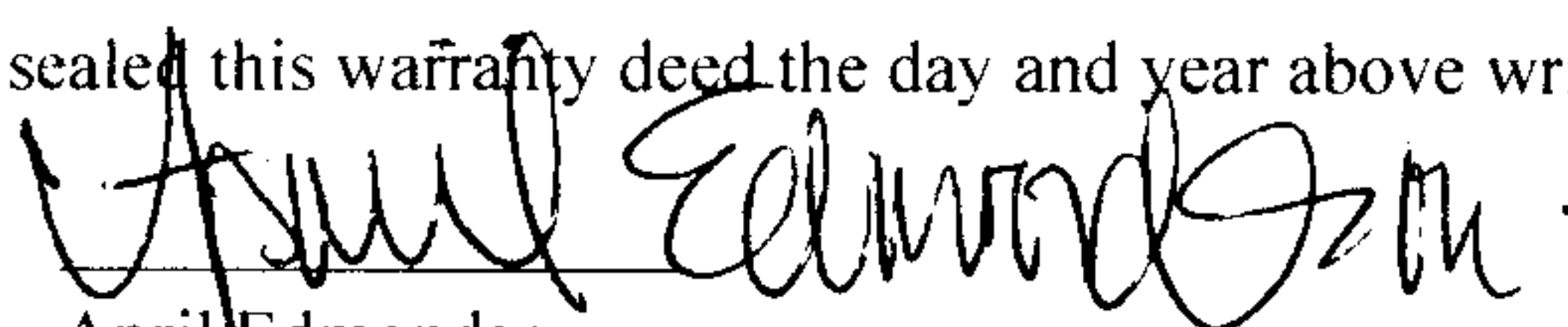
My Commission expires: March 20, 2019



IN WITNESS WHEREOF the Grantee has signed and sealed this warranty deed the day and year above written.



Mark A. Edmondson



April Edmondson

Signed, Sealed and Delivered
In the Presence of:

Sign: _____

Sign: _____

Name: _____

Name: _____

Grantor Acknowledgment

STATE OF ALABAMA
COUNTY OF Shelby

I, Melissa S. McBrayer, a Notary Public in and for said County and State, hereby certify that Mark Andrew Edmondson, having signed this warranty deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me this day that, being informed of the contents of the conveyance, the Grantor has executed this deed voluntarily and with lawful authority.

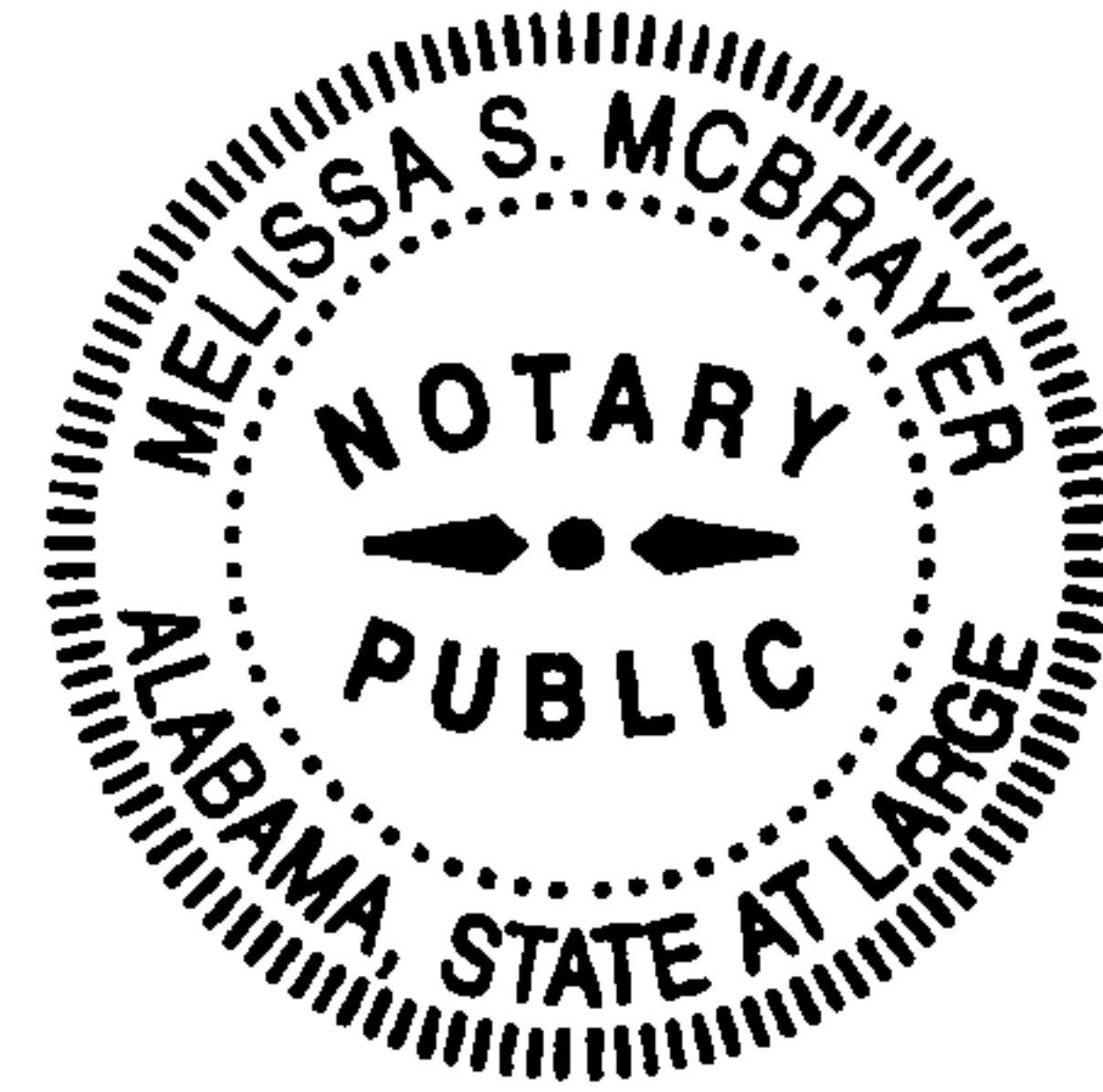
Given under my hand and seal, this 24th day of September, 2015.

Melissa S. McBrayer
Notary Public for the State of Alabama

My Commission Expires


My Commission expires: _____

March 20, 2019



Grantee Acknowledgment

STATE OF ALABAMA
COUNTY OF Shelby


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I, Melissa S. McBrayer, a Notary Public in and for said County and State, hereby certify that Mark A. Edmondson, and spouse, April Edmondson, of 1139 Riverchase Pkwy W, and , having signed this warranty deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me this day that, being informed of the contents of the conveyance, the Grantee has executed this deed voluntarily and with lawful authority.

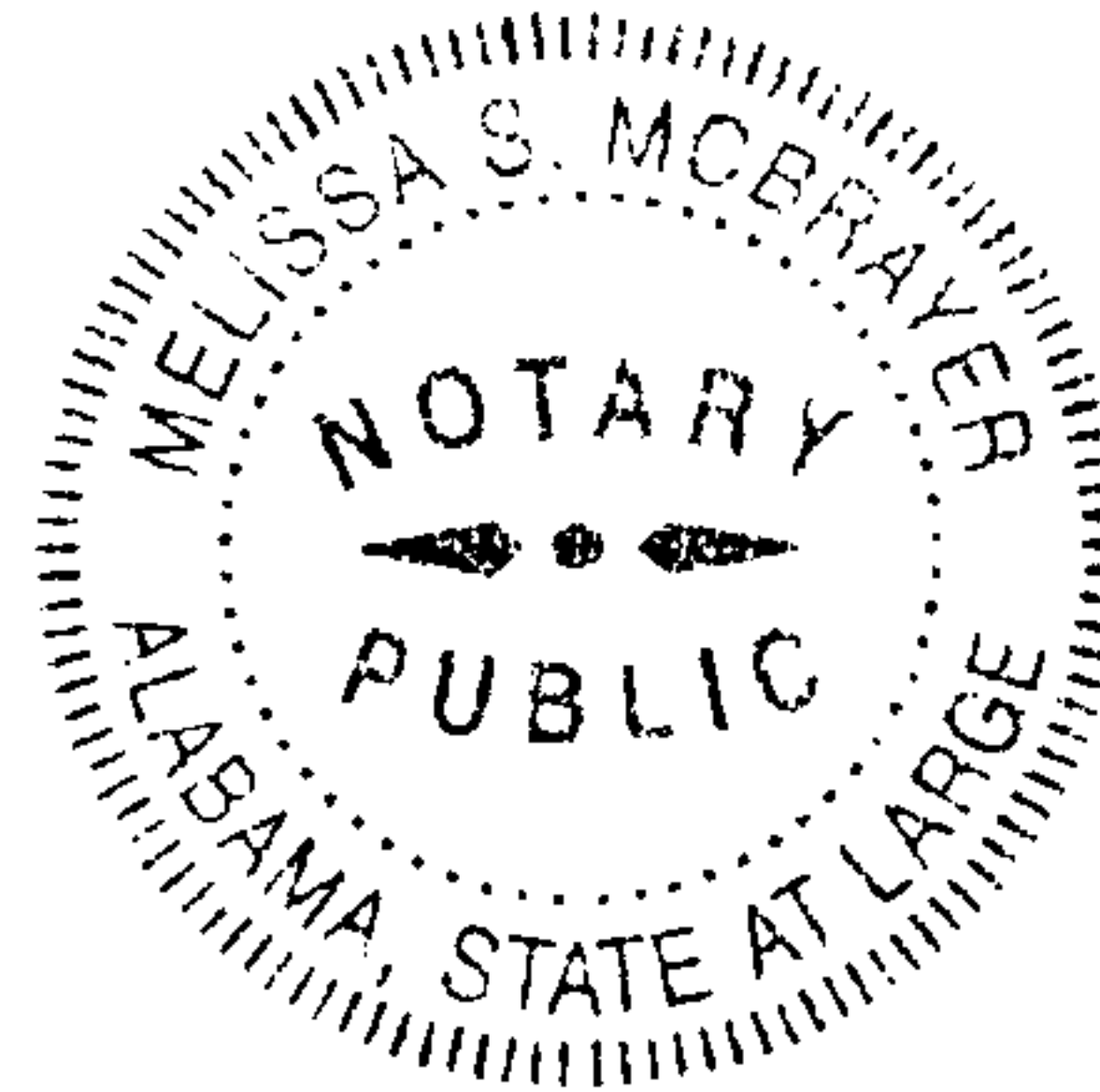
Given under my hand and seal, this 24th day of September, 2015.

Melissa S. McBrayer
Notary Public for the State of Alabama

My Commission Expires

My Commission expires: _____

March 20, 2019



Real Estate Sales Validation Form

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

Grantor's Name Mark Andrew Edmondson Grantee's Name Mark A. & April Edmondson
Mailing Address 1139 Riverchase Pkwy W Mailing Address 1139 Riverchase Pkwy W
Hoover AL 35244 Hoover AL 35244

Property Address 1139 Riverchase Pkwy W Date of Sale 9/24/2015
Hoover AL 35244 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 289,500 ^{1/2 Interest} 144,750

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 ☐ Appraisal
☐ Sales Contract ☒ Other Assessor's Market Value.
☐ Closing Statement

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 9/24/15

Print Mark A Edmondson

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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