

This instrument was prepared by:

Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:

Chandra V. Parker
Earl G. Moore
149 Bristol Lane
Birmingham, AL 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty Nine Thousand and No/100 (\$439,000.00) to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Thomas H. Goedjen and Patrice A. Goedjen, Husband and Wife** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Chandra V. Parker and Earl G. Moore** (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2401, according to the Map of Highland Lakes, 24th Sector, an Fiddleman Community, as recorded in Map Book 33, Page 34, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. No. 1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision, 24th Sector, recorded as Inst. No. 20040430000226520 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the Declaration").

SUBJECT TO:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

\$417,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

This deed is effective February 4, 2016.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 otherwise stated 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 said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 2 day of February, 2016.

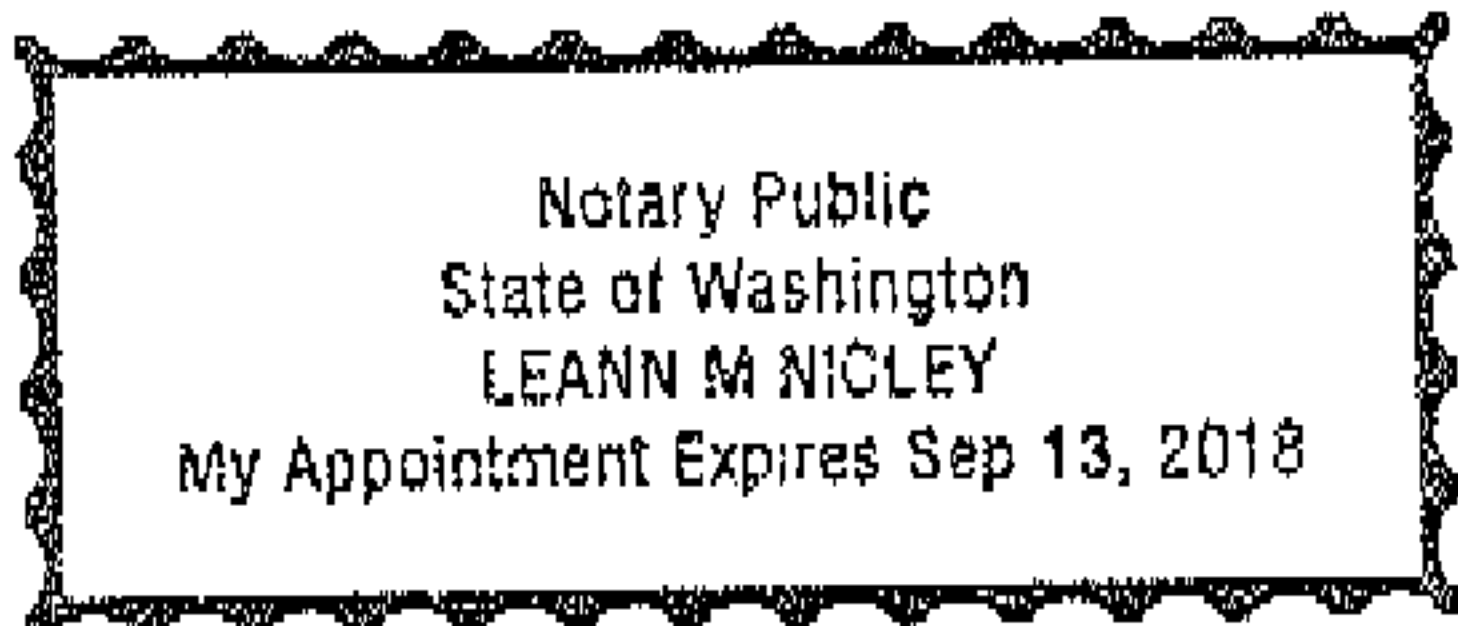

Thomas H. Goedjen (SEAL)

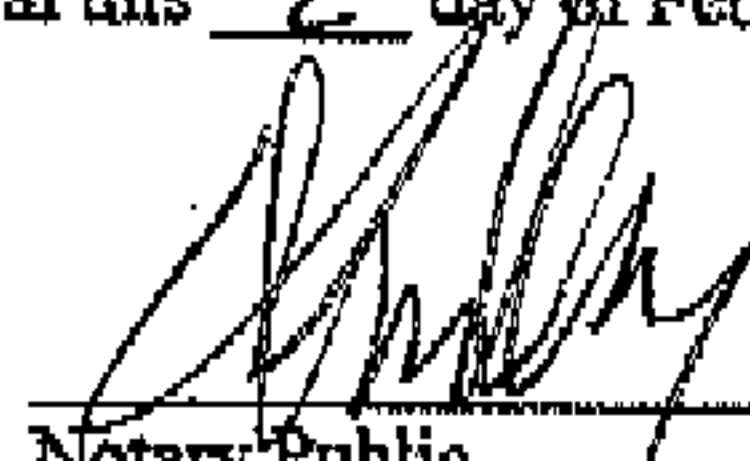

Patrice A. Goedjen (SEAL)

STATE OF Washington
Benton COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Thomas H. Goedjen and Patrice A. Goedjen, Husband and Wife, 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 2 day of February, 2016.




Notary Public
My commission expires: Sept 13, 2018

Real Estate Sales Validation Form

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

Grantor's Name	<u>Thomas H. Goedjen</u>	Grantee's Name	<u>Chandra V. Parker</u>
Mailing Address	<u>Patrice A. Goedjen</u>	Mailing Address	<u>Earl G. Moore</u>
	<u>2033 St. Martin Dr. E</u>		<u>149 Brisstol Lane</u>
	<u>Jacksonville, FL 32246</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>149 Brisstol Lane</u>	Date of Sale	<u>February 4, 2016</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$ 439,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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
☐ 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 2/4/16Print Chandra V. Parker☐ Unattested

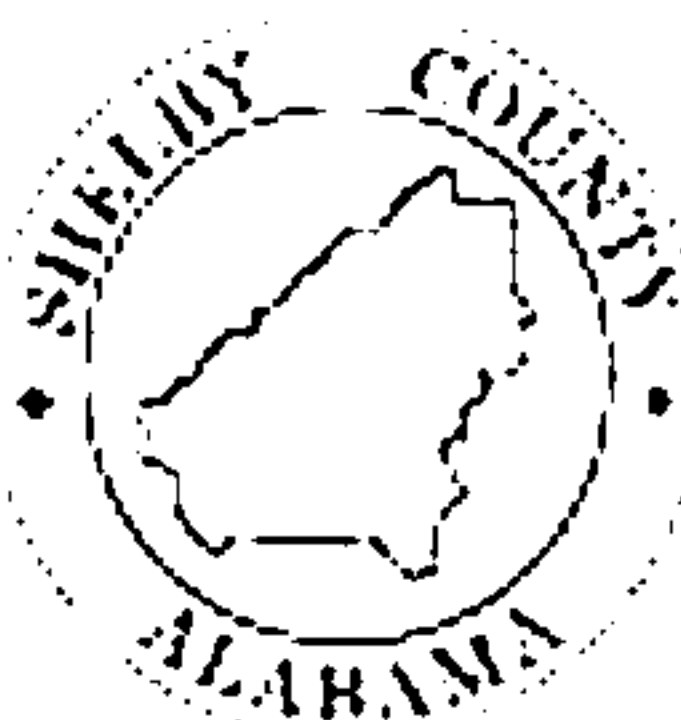
(verified by)

Sign

Chandra V. Parker

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/05/2016 09:07:48 AM
 \$42.00 CHERRY
 20160205000037390