

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Justin McDonald
2628 Abingdon Road
Birmingham, Alabama 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Seven Hundred Fifty Thousand and 00/100 Dollars (\$750,000)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Mary H. Scott, a married woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Justin McDonald and Virginia McDonald

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

See "Exhibit A" attached hereto

The property described on the attached Exhibit "A" and conveyed herein is not the homestead of the grantor nor her spouse.

- Subject to:
- (1) 2016 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 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 Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this **11th day of April, 2016**.

Mary H. Scott (Seal)
Mary H. Scott

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Mary H. Scott** whose name is signed to the foregoing conveyance, and who is known to me, has 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 this **11th day of April, 2016**.

David P. Condon
Notary Public
Expires 02-12-2018
Alabama State At Large
Notary Public: David P. Condon
My Commission Expires: 2/12/2018

EXHIBIT A
Legal Description

Unit No. 19, as shown on the Amended Map of Pumpkin Hollow - A Condominium, as recorded in Map Book 18, pages 54-A through F, inclusive, in the Probate Office of Shelby County, Alabama, as established by that certain Declaration of Condominium of Pumpkin Hollow - A Condominium, which is recorded in Real Record 324, page 16; Amended and Restated Declaration of Condominium of Pumpkin Hollow, A Condominium, recorded in Instrument #1994-04159; Second Amended and Restated Declaration of Condominium, recorded in Instrument #1994-10609; Third Amended and Restated Declaration of Condominium as recorded in Instrument 20021105000547150, Fourth Amended and Restated Declaration of Condominium as recorded in Instrument 20050907000462110, Fifth Amended and Restated Declaration of Condominium as recorded in Instrument 20060424000189880 together with in the Articles of Incorporation of Pumpkin Hollow Association, Inc., recorded as Exhibit D; and in Real 43, page 189 and the By Laws of Pumpkin Hollow Association, Inc., as recorded as Exhibit C, and Amended and Restated By-Laws of Pumpkin Hollow Association, Inc., as recorded as Instrument #1994-04160; Amendment to Amended and Restated By-Laws in Instrument 20060424000189890, Amendment to Amended and Restated By-Laws as recorded in Instrument 20110120000021450 together with an undivided interest in the common elements of the condominium, as set forth in said Declaration of Condominium of Pumpkin Hollow - A Condominium, as amended, subject to dilution provisions set forth in Article VI, Item 4, and Article XXI of said amended declaration of condominium.

REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Mary H. Scott**Date of Sale: **April 11th, 2016**Mailing Address: **49 Moonshiners Way
Sterrett, Alabama, 35147**Total Purchase Price: **\$750,000**

Or

Property Address: **49 Moonshiners Way**

Actual Value:

\$ _____

Sterrett, Alabama, 35147

Or

Assessor's Market Value: \$ _____

Grantee Name: **Justin McDonald**Grantee Name: **Virginia McDonald**Mailing Address: **purchasers add****purchasers city, purchasers state, purchaser zip**

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 Section 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 Section 40-22-1 (h).Date: **April 11th, 2016**

Print: _____

Justin McDonald☐ Unattested

(verified by)

Sign: _____

Justin McDonald

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/14/2016 10:16:45 AM
 \$770.00 CHERRY
 20160414000122160

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".