

This Instrument was Prepared by:
Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Laura Edwards
Ryan Edwards
2424 Chandawood Drive
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Steven M. Gillum and Emily J. Gillum, husband and wife, whose mailing address is 4901 Carver Street, Lynchburg, VA 24502** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Laura Edwards and Ryan Edwards, wife and husband, whose mailing address is 2424 Chandawood Drive, Pelham, AL 35124** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 2424 Chandawood Drive, Pelham, AL 35124**; to wit;

LOT 278, ACCORDING TO SURVEY OF CHANDALAR SOUTH, 6TH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 49 & 50, SHELBY COUNTY, ALABAMA.

\$180,000.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 7, Page 49 & 50.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 7, Page 49 & 50.

35 foot building set back lines from Chandawood Circle as shown on recorded map of said subdivision.

Restrictive Covenants and conditions as recorded in Misc. Book 24, Page 390 in Probate Office.

Transmission line permits to Alabama Power Company as recorded in Deed Book 234, Page 659, and Deed Book 312, Page 159 in Probate Office.

Agreement with Alabama Power Company recorded in Misc, Book 25, page 742 in Probate Office.

Easements regarding underground cable as recorded in Misc. Book 25, Page 747, in Probate Office.

Restrictions as limitations recorded in Instrument #20060206000058890.

Subject to loss or damage arising from the mislocation of fences both inside and outside the subject property as depicted on that survey by Ray Weygand, Reg. L.S. #24973, dated April 27, 2016.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of 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 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 the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of April, 2016.

Steven M. Gillum, By Barry E. Clayton
Steven M. Gillum, By: Barry E. Clayton, Attorney in
Fact *attorney in fact*

Emily J. Gillum, By Barry E. Clayton
Emily J. Gillum, By: Barry E. Clayton, Attorney in
Fact *attorney in fact*

State of Alabama

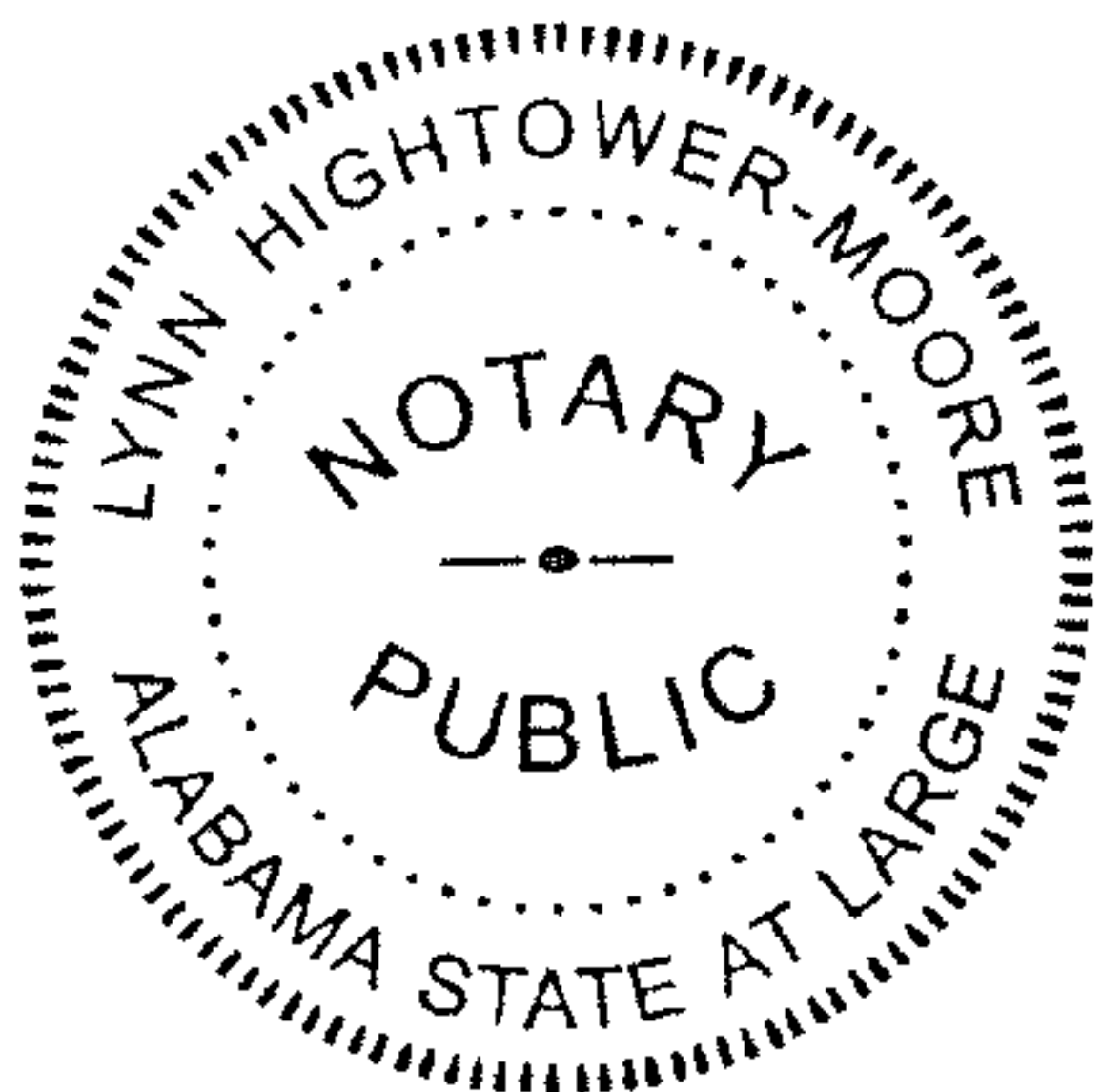
}

Jefferson County

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Barry E. Clayton whose name as Attorney in Fact for Steven M. Gillum and Emily J. Gillum, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.
Given under my hand and seal on April 29, 2016.

[Signature]
Notary Public

My commission expires: 1-8-18



Real Estate Sales Validation Form

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

Grantor's Name	Steven M. Gillum Emily J. Gillum	Grantee's Name	Laura Edwards Ryan Edwards
Mailing Address	4901 Carver Street Lynchburg, VA 24502 X	Mailing Address	2424 Chandawood Drive Pelham, AL 35124
Property Address	2424 Chandawood Drive Pelham, AL 35124	Date of Sale	April 29, 2016
		Total Purchase Price	\$200,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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.

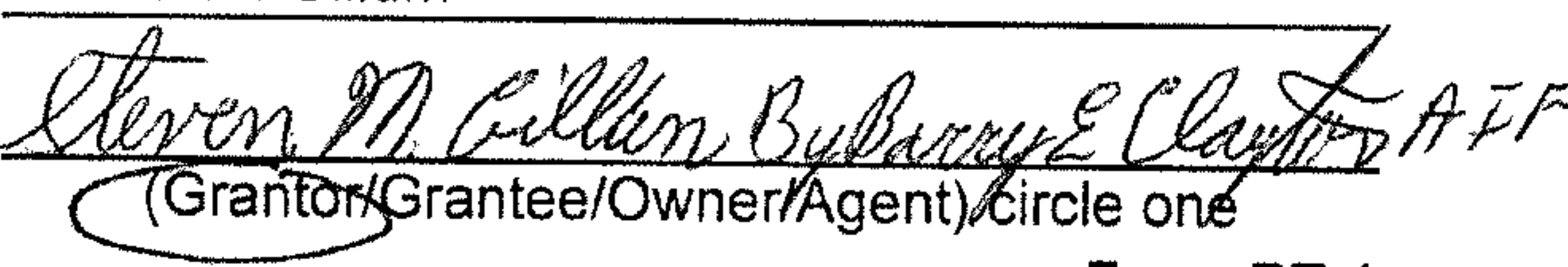
Date of Sale - the date on which interest to the property was conveyed.

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 of 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	April 28, 2016	Print	Steven M. Gillum
☐ Unattested	 (verified by)	Sign	 (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
05/05/2016 03:49:39 PM
\$220.00 CHERRY
20160505000152640