

Send tax Notice to:
Christopher Jordan Willingham
Jenee McBee Willingham
1938 River Way Drive
Birmingham, Alabama 35244



20160506000153980 1/3 \$196.00
Shelby Cnty Judge of Probate, AL
05/06/2016 12:41:22 PM FILED/CERT

NO TITLE EXAMINATION PERFORMED

Statutory Warranty Deed **(Right of Survivorship)**

State of Alabama)
)
Shelby County)

Know All Men By These Presents,

That, in and for consideration of Ten (10.00) Dollars and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, we,

Jenee McBee Willingham, formerly known as Jenee Ann McBee
and Shea McBee Miller, formerly known as Shea Marie McBee

(hereinafter known as Grantors) do hereby grant, bargain, sell and convey unto

Jenee McBee Willingham, formerly known as Jenee Ann McBee
and Christopher Jordan Willingham

(hereinafter known as Grantees) for and during their joint lives and upon death of either of them then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 246, according to Riverchase Country Club Ninth Addition Residential Subdivision, as recorded in Map Book 8, page 46 A & B, in the Probate Office of Shelby County.

This conveyance is subject to all easements, restrictions and rights of way of record pertaining to said property.

To Have and to Hold unto the said Grantees for and during their joint lives, and upon death of either of them then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantors, for Grantors' self and for Grantors' heirs, executors, administrators and personal representatives, the said property unto Grantees, as hereinabove provided, will warrant

Shelby County, AL 05/06/2016
State of Alabama
Deed Tax: \$173.00

and forever defend the right and title thereof against Grantor and against the claims of all persons whomsoever.

One of the Grantors and the Grantee, Jenee McBee Willingham, formerly known as Jenee Ann McBee, is one and the same person.

In Witness Whereof, the said Grantors have hereto set their signatures and seals this 5 day of May, 2016.

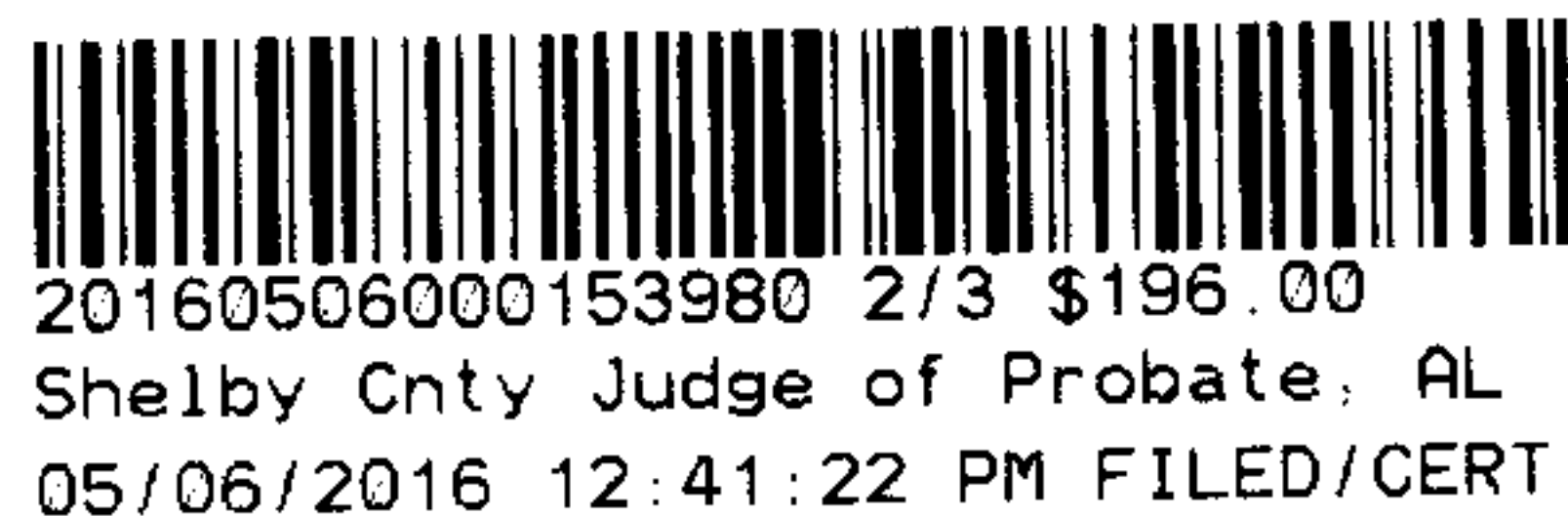
Jenee McBee Willingham (Seal)

Jenee McBee Willingham,
formerly known as Jenee Ann McBee

Shea McBee Miller (Seal)

Shea McBee Miller,
formerly known as Shea Marie McBee

State of Alabama)
)
Jefferson County)

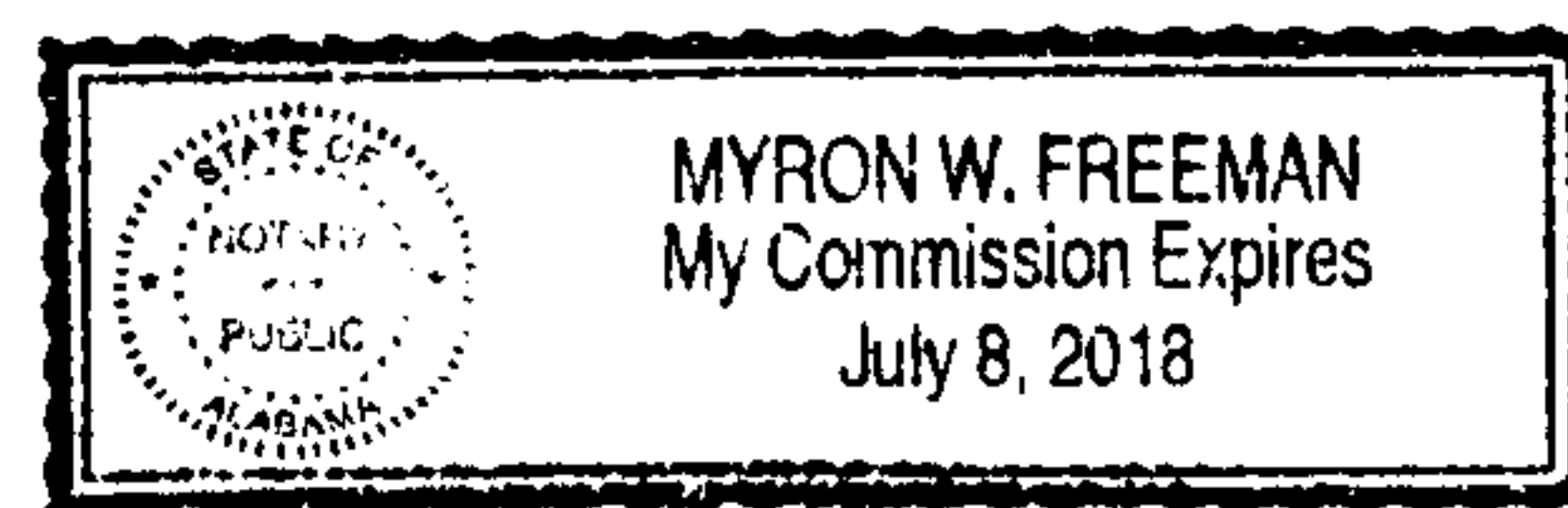


Before Me, the undersigned authority, a Notary Public in and for said County, in said State, did personally appear Jenee McBee Willingham, formerly known as Jenee Ann McBee, whose name is signed to the foregoing conveyance, and who, being known unto me and having been first by me duly sworn, did acknowledge on this day, that being informed of the contents of said conveyance she did execute the same freely and voluntarily on the day the same bears date.

Given under my hand and seal on this the 5 day of May, 2016.

[Signature]
Notary Public, State of Alabama at-Large

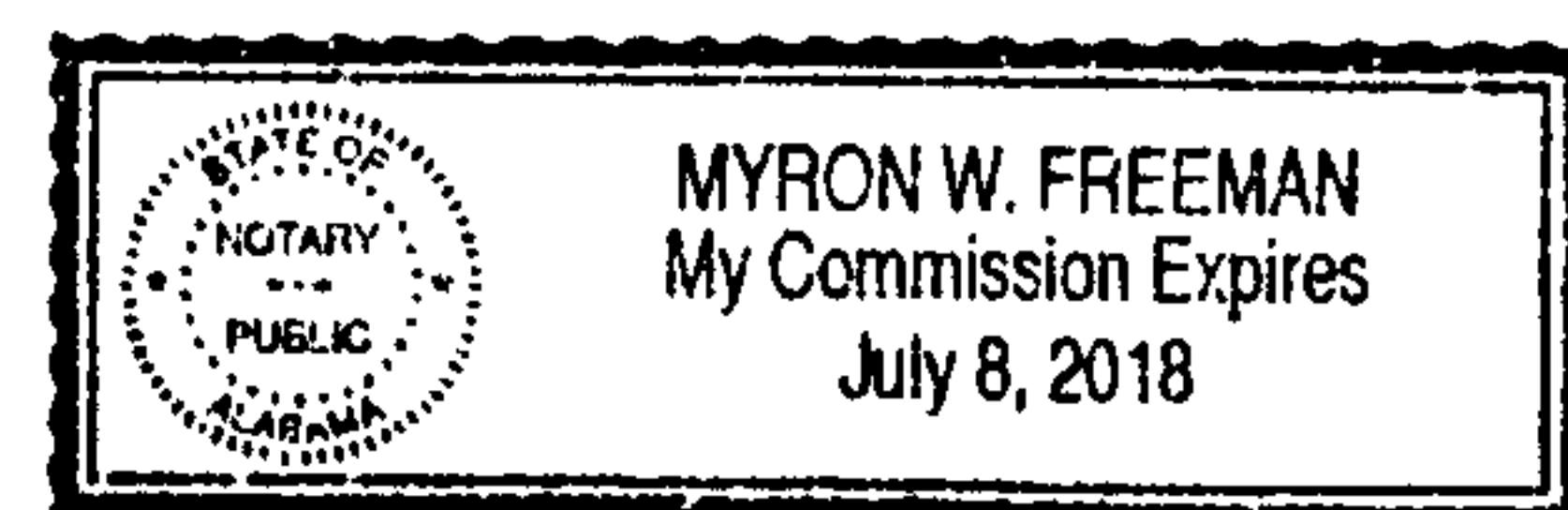
State of Alabama)
)
Jefferson County)



Before Me, the undersigned authority, a Notary Public in and for said County, in said State, did personally appear Shea McBee Miller, formerly known as Shea Marie McBee, whose name is signed to the foregoing conveyance, and who, being known unto me and having been first by me duly sworn, did acknowledge on this day, that being informed of the contents of said conveyance she did execute the same freely and voluntarily on the day the same bears date.

Given under my hand and seal on this the 5 day of May, 2016.

[Signature]
Notary Public, State of Alabama at-Large



Real Estate Sales Validation Form

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

Grantor's Name Jenee McBee Willingham
Mailing Address 1938 River Way Drive
Birmingham, AL 35244

Grantee's Name Jenee McBee Willingham
Mailing Address 1938 River Way Drive
Birmingham, AL 35244

Property Address 1938 River Way Drive
Birmingham, AL 35244

Date of Sale 5/5/16
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$345,600 1/2 interest \$172,800



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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 office

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 5/6/16

Print Jenee McBee Willingham

☒ Unattested

Karen Melsen
(verified by)

Sign

Jenee McBee Willingham

(Grantor/Grantee/Owner/Agent) circle one