



20160526000179610 1/5 \$339.00
Shelby Cnty Judge of Probate, AL
05/26/2016 08:20:47 AM FILED/CERT

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Edwin V. Caldwell and Linda K. Caldwell
4031 Highland Ridge Road
Birmingham, AL 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this May, 2016, That for and in consideration of **THREE HUNDRED TWELVE THOUSAND AND NO/100 (\$312,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **PAUL W. JONES AND PATRICIA A. JONES REVOCABLE TRUST OF 2004 and JOAN RIEGEL, an unmarried woman**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **EDWIN V. CALDWELL, II and LINDA K. CALDWELL**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 56, according to the Survey of Final Plat of The Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, Page 45 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 34, Page 45 A & B
7. Easement to Southern Bell Telephone and Telegraph Company recorded in Volume 320, Page 878.
8. Easement to Water Works Board of the City of Birmingham recorded in Volume 312, Page 926.
9. Easement recorded in Volume 347, Page 866.

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10. Easement for Alabama Power Company recorded in Real 340, Page 804, Real 348, Page 751, Misc. Volume 14, Page 424, Real 34, Page 614, Real 84, Page 298, Real 340, Page 816, Real 105, Page 875 and Real 131, Page 763.
11. Restrictions appearing of record in Real 268, Page 605.
12. Easement to Shelby County Education Board recorded in Instrument 1999-29881.
13. Easement to BellSouth Telecommunications recorded in Instrument 1999-29883.
14. Declaration of Protective Covenants (Residential) as recorded in Instrument 20031205000788490.
15. Declaration of Protective Covenants (Commercial) as recorded in Instrument 20031205000788490.
16. Restrictions appearing of record in Instrument 20050110000014390
17. Right of way granted to Alabama Power Company by instrument recorded in Instrument 20050204000058110.
18. Sink hole prone areas as in Map Book 34, Page 45 A and B.
19. Easement(s) as shown by recorded map

GRANT RIEGEL PREDECEASED THE OTHER GRANTORS HEREIN; GRANT RIEGEL DIED ON OCTOBER 22, 2012 .

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.



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IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of May 19th, 2016.

GRANTOR:

Paul W. Jones and Patricia A. Jones Revocable Trust of 2004

Paul W. Jones

By: Paul W. Jones, as Co-Trustee

Patricia A. Jones

By: Patricia A. Jones, as Co-Trustees

STATE OF South Carolina
COUNTY OF Oconee

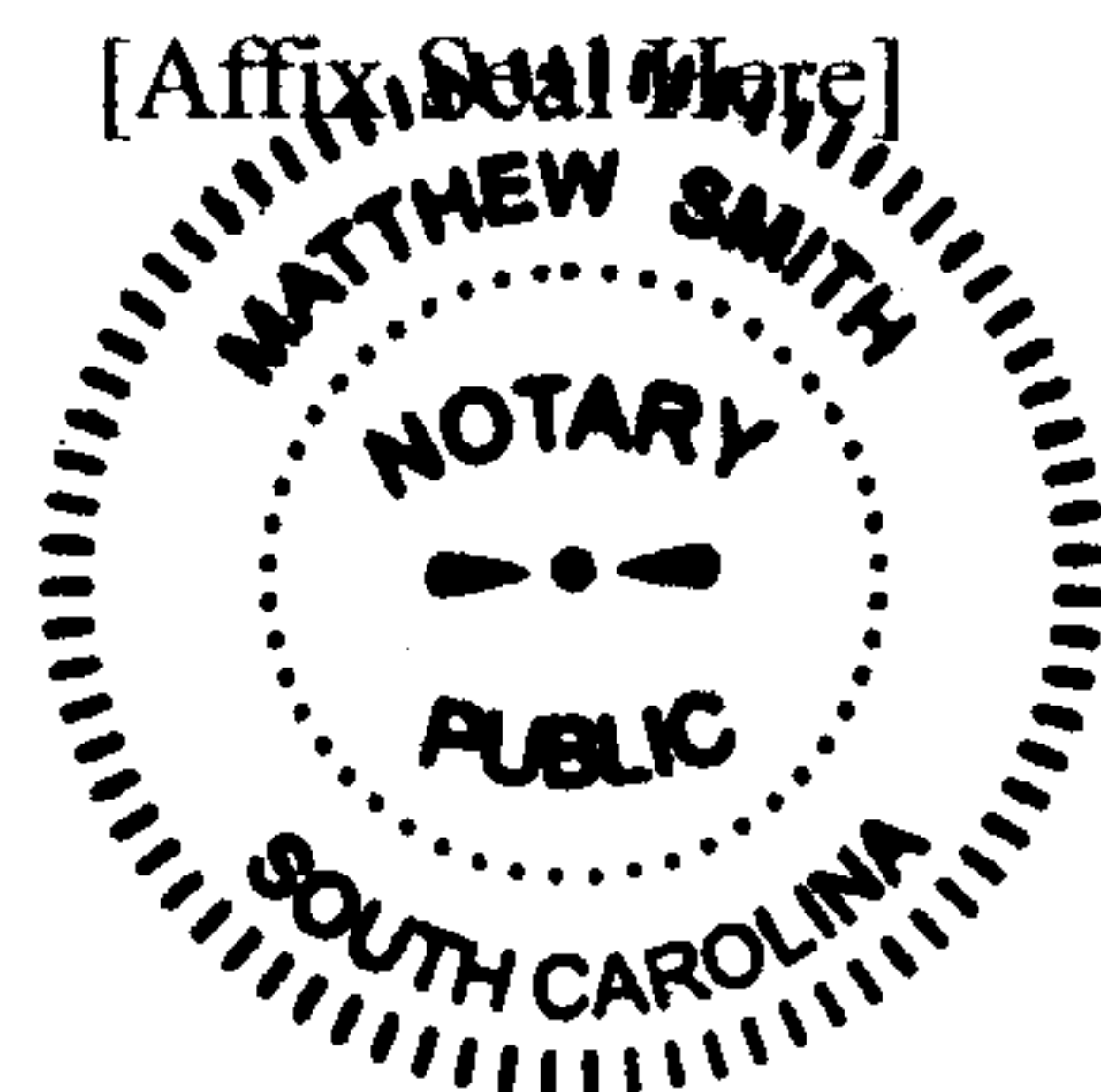
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Paul W. Jones and Patricia A. Jones Revocable Trust of 2004, by Paul W. Jones and Patricia A. Jones, each as Co-Trustees, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Paul W. Jones and Patricia A. Jones Revocable Trust of 2004 by Paul W. Jones and Patricia A. Jones, each as Co-Trustees executed the same voluntarily and with full authority as said Co-Trustees on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of May 19th, 2016.

Matthew Smith, Notary Public

My Commission Expires: _____

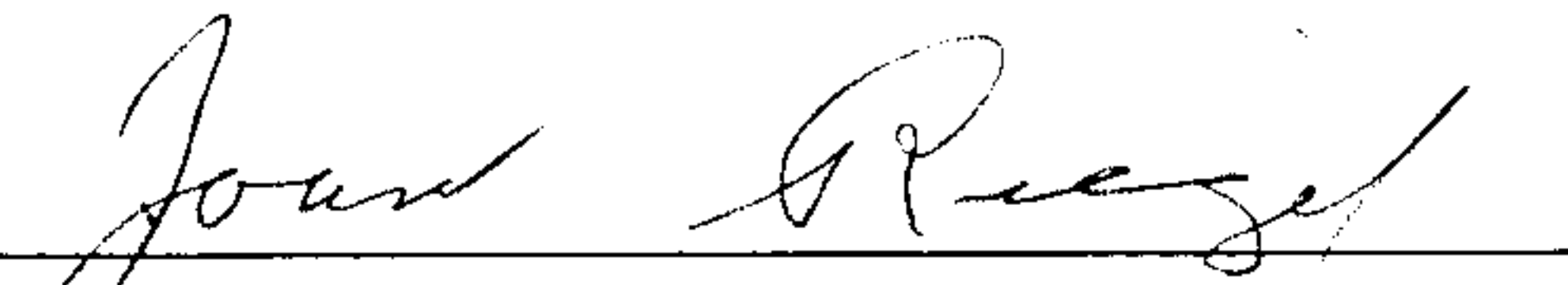
**My Commission Expires
December 11, 2019**



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IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of May 23, 2016.


GRANTOR:


Joan Riegel

**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Joan Riegel, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Joan Riegel executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 23, 2016.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

[Affix Seal Here]


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Real Estate Sales Validation Form

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

Grantor's Name Joan Riegel
Mailing Address Paul W. Jones and Patricia
A. Jones Revocable Trust of 2004
4031 Highland Ridge Road 35242

Grantee's Name Edwin V. Caldwell, II
Mailing Address Linda K. Caldwell
4031 Highland Ridge Road
Birmingham, AL 35242

Property Address 4031 Highland Ridge Road
Birmingham, AL 35242

Date of Sale 5/23/16
Total Purchase Price \$ 312,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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

Print C. Ryan Sparks

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1