


The Instrument Was Prepared By:
J. Timothy Smith, P.C. Attorney at Law
2017 Second Avenue North
Birmingham, Alabama 35203

Send Tax Notice to:
Susan J. Alexander
142 Park Place Lane
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED (SURIVORSHIP)


20160623000217330 1/2 \$77.00
Shelby Cnty Judge of Probate, AL
06/23/2016 10:11:30 AM FILED/CERT

KNOW ALL ME BY THESE PRESENTS, that in consideration of the marriage of I, Susan J. Alexander (hereinafter referred to as the Grantor), a married person, do grant, bargain sell and convey unto WILLIAM GRAY ALEXANDER and myself, SUSAN J. ALEXANDER (hereinafter referred to as Grantees), both of whom are married persons, for and during their joint lives with remainder upon the death of either of them. To the survivor of them in fee simple, together with any contingent remainder and right of aversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 9 according to the Survey of AMMEDED MAP OF PARK PLACE 4TH ADD. As recorded in the Map Book 18, Page 116, Shelby County, Alabama Records.

The conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$108,575.00 was paid from the first mortgaged recorded herewith.

\$13,000 PAID FROM A 2ND MORTGAGE RECORDED HEREWITH.

Shelby County, AL 06/23/2016
State of Alabama
Deed Tax: \$60.00

Grantee's Address: 1422 Cahaba Forest Cove
Birmingham, Alabama 35242

To have and to hold onto the said grantees, for and during their joint lives with the remainder upon the death of either who of them in fee simple, and to the heirs and assigns of each survivors forever, together with every contingent remainder and right of reversion.

And I do myself and for my heirs, executors and administrators, covenant with the Grantees, their heir and assigns, that I am lawfully seized in fee simple and 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 to the Grantees and their heirs, and executors and assigns forever, against the lawful claims of all persons.

PERPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION TO THE VALIDITY OF THE TITLE CONTAINED HEREIN. THIS INSTRUMENT WAS PREPARED FROM INFORMATIONN FURNISHED BY THE PARTIES FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.


SUSAN J. ALEXANDER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary in and for the said county in said state, hereby certify that Susan J. Alexander who is known to me, acknowledged before me on the day that, being informed of the contents of this conveyance, did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of June, 2016

(June)
(Seal)



Notary Public

My Commission Expires: 4/5/2020

Real Estate Sales Validation Form

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

Grantor's Name Susan Alexander
Mailing Address 142 Park Place Ln
Alabaster, AL 35007

Grantee's Name Susan & William Alexander
Mailing Address 142 Park Place Ln.
Alabaster, AL 35007

Property Address 142 Park Place Ln
Alabaster, AL 35007

Date of Sale 6/10/16
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 119,150 1/2 = 59,575.

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



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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 _____
☒ Unattested
Karen Melton
(verified by)

Print [Signature]
Sign Timothy Smith
(Grantor/Grantee/Owner/Agent) circle one