


Send tax notice to:
Erin Elizabeth Tidwell, et al.
5308 Riverbend Trail
Hoover, AL 35244

This Instrument Prepared By:
Douglas L. McWhorter, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205


20160930000357820 1/4 \$91.50
Shelby Cnty Judge of Probate, AL
09/30/2016 08:42:52 AM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED. THIS INSTRUMENT MEETS THE REQUIREMENTS OF SECTION 40-22-1, CODE OF ALABAMA 1975, AS AMENDED (ALSO KNOWN AS ACT 2012-494).

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, the hereinafter described property (the "Property") was originally owned by Ray Franklin Acton ("Ray") and his wife, Glenda Calvin Acton ("Glenda"); and

WHEREAS, by Warranty Deed dated June 14, 2013, and recorded in the Office of the Judge of Probate of Shelby County as Instrument No. 20130614000243000, Ray and Glenda, as Grantors, conveyed the Property to Ray, Glenda and Erin E. Tidwell (who is also known as Erin Elizabeth Tidwell and hereinafter referred to as "Erin"), as Grantees, joint with right of survivorship; and

WHEREAS, by Quitclaim Deed dated December 4, 2014, and recorded in the Office of the Judge of Probate of Shelby County as Instrument No. 20141205000383010, Ray, as Grantor, conveyed his interest in the Property to Erin; and

WHEREAS, by Quitclaim Deed dated July 31, 2015, and recorded in the Office of the Judge of Probate of Shelby County as Instrument No. 20150803000266090, Glenda, as Grantor, conveyed her interest in the Property to Billie C. Tidwell ("Billie"); and

WHEREAS, as a result of the foregoing instruments, the Property is presently owned by Erin, an unmarried woman, and Billie, a married woman.

NOW THEREFORE, in consideration of the above recitals and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Erin Elizabeth Tidwell**, an unmarried woman who is also known as Erin E. Tidwell, and whose address is 3049 Laguna Street, San Francisco, CA 94123; **Billie C. Tidwell**, a married woman, whose address is 5308 Riverbend Trail, Hoover, AL 35244; and **Mark E. Tidwell**, a married man, whose address is 5308 Riverbend Trail, Hoover, AL 35244 (hereinafter referred to as "**Grantors**"), do grant, bargain, sell and convey unto **Erin Elizabeth Tidwell**, an unmarried woman who is also known as Erin E. Tidwell; **Billie C. Tidwell**, who is married to the Grantee Mark E. Tidwell; and **Mark E. Tidwell**, who is married to the Grantee, Billie C. Tidwell (hereinafter referred to as "**Grantees**"), as joint tenants with right of survivorship, all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 53, according to the survey of Sandpiper Trail, Sector II, as recorded in Map Book 12, Page 44, 45, 46, 47 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 09/30/2016
State of Alabama
Deed Tax: \$65.50

SOURCES OF TITLE: Instrument Nos. 20130614000243000,
20141205000383010 and 20150803000266090

Property Address: 5308 Riverbend Trail, Birmingham, AL 35244

Tax Assessor's Market Value \$195,300; one-third assessed value \$65,500

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 three Grantees herein) upon the death of the first Grantee, the entire interest in fee simple shall pass to the surviving two Grantees as joint tenants with right of survivorship, and that upon the death of the second Grantee, the entire interest in fee simple shall pass to the surviving Grantee, said Grantors having the mailing address of 5308 Riverbend Trail, Hoover, AL 35244.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their heirs, successors and assigns forever.


No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantors other than that the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.


The Grantors and the Grantees are one and the same persons.


The above property constitutes the homestead of the Grantors/Grantees Billie C. Tidwell and Mark E. Tidwell

The Grantors attest, to the best of the Grantors' knowledge and belief that the information contained in this document is true and accurate. The Grantors further understand that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama §40-22-1(h).

September 7 **IN WITNESS WHEREOF**, the Grantors have hereunto set their hands and seals on _____, 2016.


20160930000357820 2/4 \$91.50
Shelby Cnty Judge of Probate, AL
09/30/2016 08:42:52 AM FILED/CERT

 9/29/16
Erin Elizabeth Tidwell who is also known as Erin
E. Tidwell


Billie C. Tidwell


Mark E. Tidwell

STATE OF CALIFORNIA)
COUNTY OF _____)

20160930000357820 3/4 \$91.50
Shelby Cnty Judge of Probate, AL
09/30/2016 08:42:52 AM FILED/CERT

On _____, 2016, before me, _____
personally appeared Erin Elizabeth Tidwell, an unmarried woman who is also known as
Erin E. Tidwell, who proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed to the within instrument and acknowledged to me that she
executed the same in her authorized capacity and that by her signature on the instrument
Erin Elizabeth Tidwell, an unmarried woman who is also known as Erin E. Tidwell executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

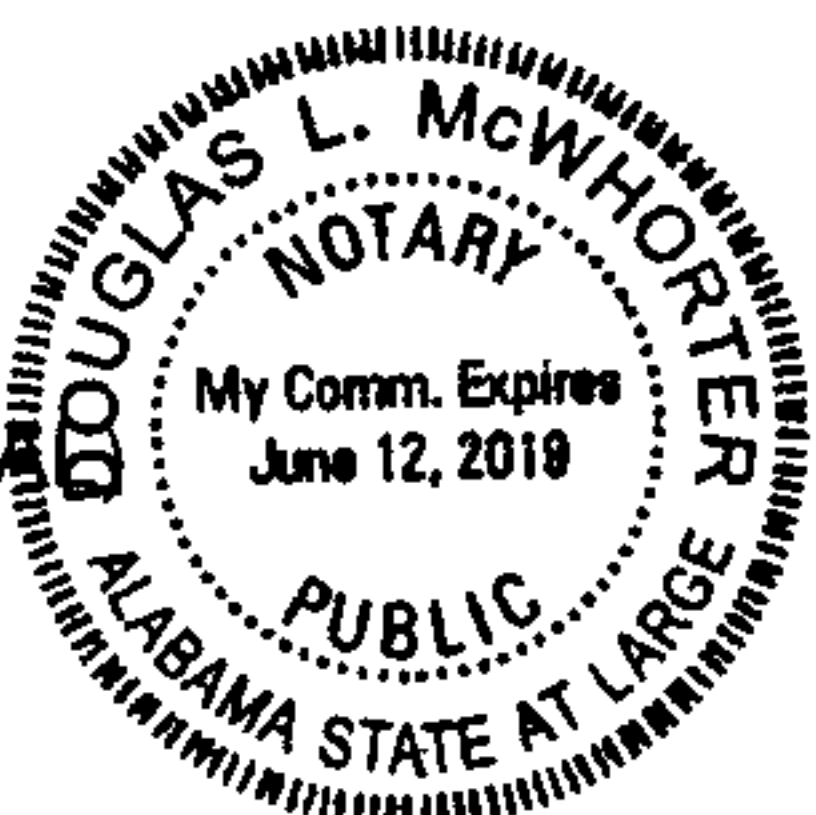
Signature: _____

(SEAL)

I, the undersigned authority, a Notary Public in and for the State of Alabama at
Large, hereby certify that Billie C. Tidwell, a married woman, whose name is signed to the
foregoing conveyance and who is known to me, 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 on September 7, 2016.

(NOTARY SEAL)



Douglas L. McWhorter
Notary Public

Douglas L. McWhorter
Printed Name

My Commission Expires: 6/12/19

I, the undersigned authority, a Notary Public in and for the State of Alabama at
Large, hereby certify that Mark E. Tidwell, a married man, whose name is signed to the
foregoing conveyance and who is known to me, acknowledged before me on this day that
being informed of the contents of the conveyance, he executed the same voluntarily on the
day the same bears date.

Given under my hand on September 7, 2016.

(NOTARY SEAL)



Douglas L. McWhorter
Notary Public

Douglas L. McWhorter
Printed Name

My Commission Expires: 6/12/19

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Francisco)

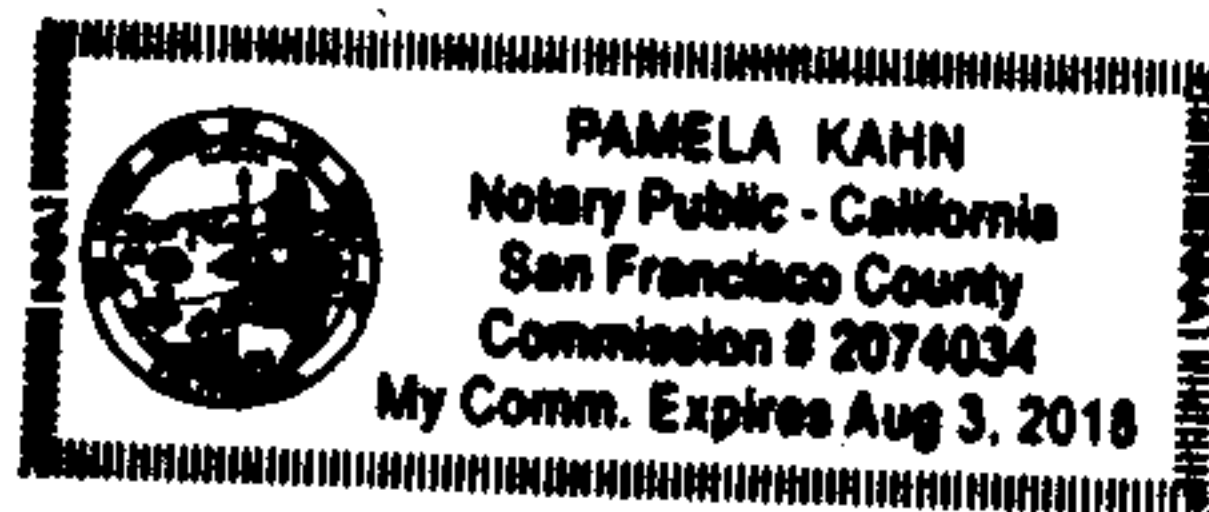
On 09.20.2016 before me, Pamela Kahn Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Erin Elizabeth Tiowell
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Pamela Kahn
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____