

This instrument prepared by:
Beddow, Erben & Bowen, P.A.
2025 Third Avenue, North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Mark A. Edmondson & April Edmondson
1139 Riverchase Parkway West
Hoover, Alabama 3544

The preparer of this warranty deed with right of survivorship has neither been requested to nor has she conducted a title search or an inspection of the property which is the subject hereof nor has the preparer taken any steps to review or confirm the work of the surveyor from which this legal description is taken. No representations or warranties as to the status of title or condition of the property has been made.

GENERAL WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20161013000376630 1/3 \$166.00
Shelby Cnty Judge of Probate, AL
10/13/2016 02:34:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One (\$1.00) Dollar and other good and valuable consideration to the undersigned grantors in hand paid the grantees herein, I, Mark A. Edmondson, a married man, and I, April Edmondson, a married woman, (hereinafter, GRANTORS), do hereby grant, bargain, sell and convey unto Mark A. Edmondson and April Edmondson (hereinafter, GRANTEES) as joint tenants with right of survivorship, any and all right, title and interest they may have in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to Quality Concepts Resurvey of Lots 7 & 8 Bailey's Add to Riverchase, as recorded in Map Book 34, Page 26, in the Probate Office of Shelby County, Alabama.

Property Address: 1139 Riverchase Parkway West, Hoover, Alabama 35244

SUBJECT however, to all encumbrances, covenants, restrictions, easements conditions, liens and other rights of whatever nature appearing of record; and further subject to any state of facts an accurate survey would show.

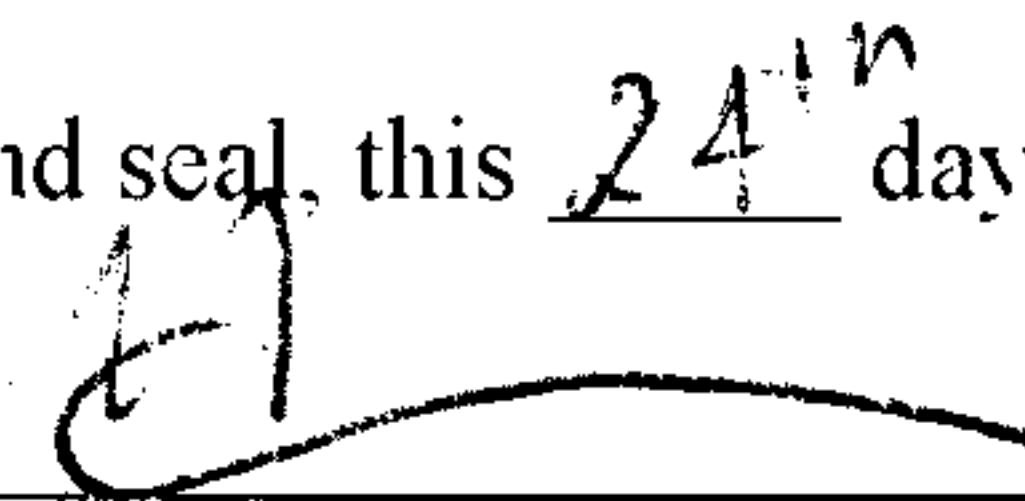
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants, with rights of survivorship, their heirs and assigns of such survivor forever, it being the intention of the parties to this conveyance, that (unless the tenancy hereby created is severed or terminated during the life of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee.

I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of 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 as aforesaid; that I will and my 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.

SPOUSAL RIGHTS

Any prior waiver and/or release of spousal rights by April Edmondson via Warranty Deed (Shelby County instrument number: 20150924000335220, recorded 09/24/2015), inclusive of all rights of dower, curtesy, homestead, community property, and all other right title and interest in, and to, the above described property is hereby retracted by April Edmondson and said retraction confirmed by the signatures of both Grantors hereinbelow.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of March, 2016.



Mark A. Edmondson
GRANTOR

STATE OF ALABAMA)
JEFFERSON COUNTY)

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

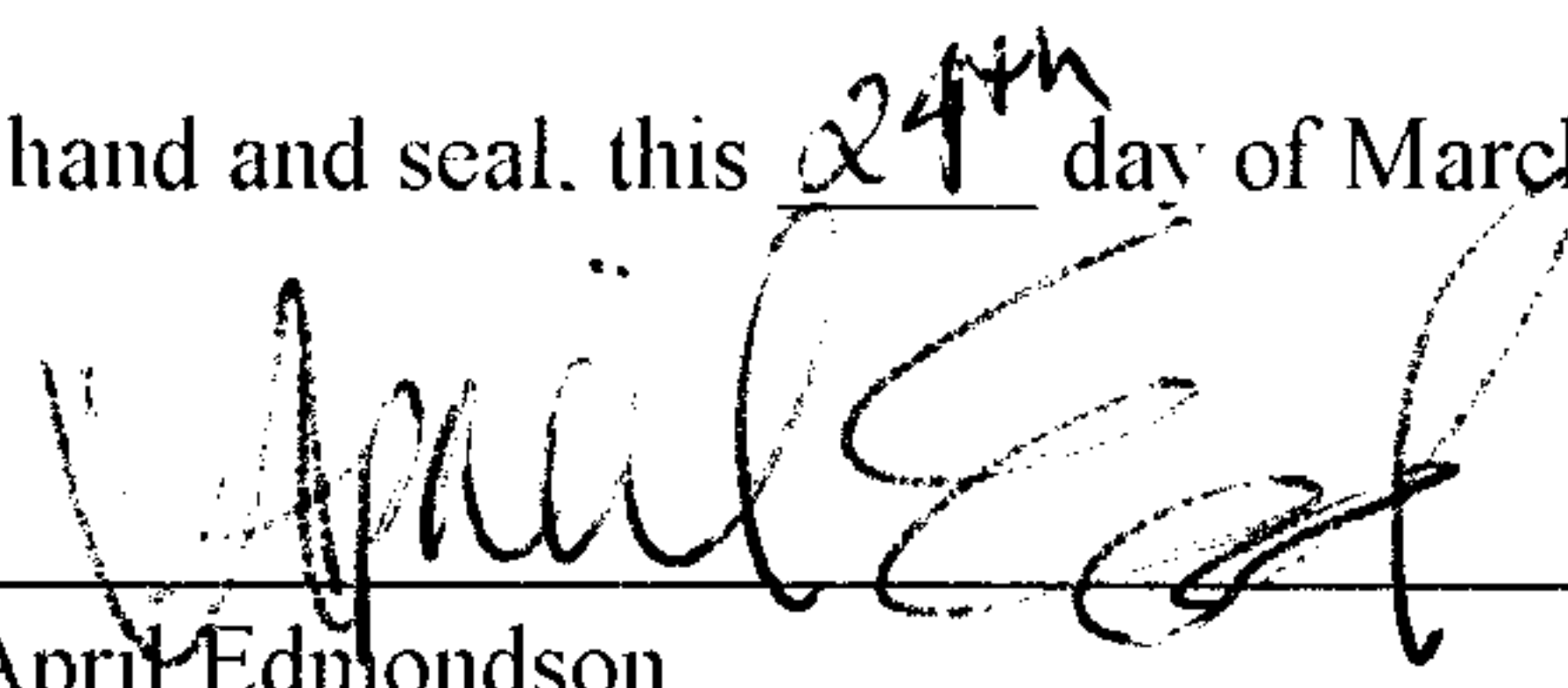
Given under my hand and official seal this 24th day of March, 2016.



Notary Public
My Commission Expires: 9/13/2019

Shelby County, AL 10/13/2016
State of Alabama
Deed Tax: \$145.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of March, 2016.



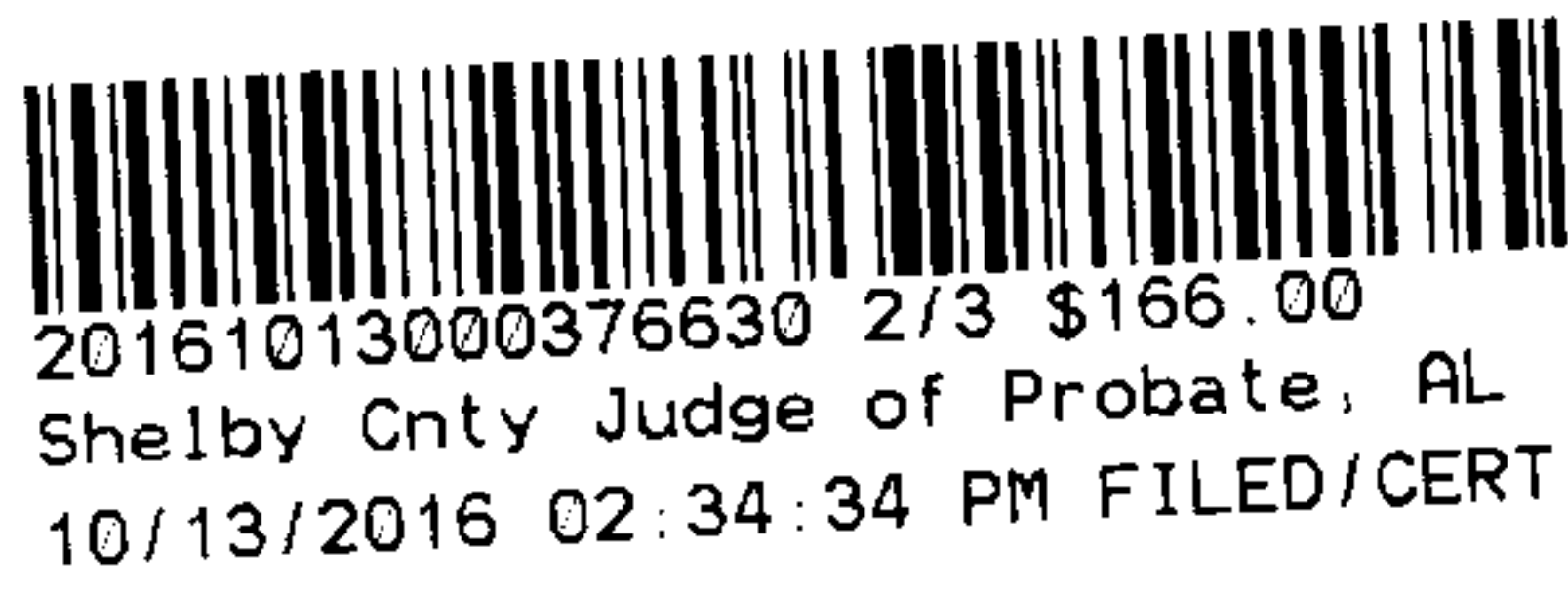
April Edmondson
GRANTOR

STATE OF ALABAMA)
JEFFERSON COUNTY)

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

Given under my hand and official seal this 24th day of March, 2016.

Shelly Ann Kayatt
Notary Public in and for
Jefferson County, Alabama
My Commission Expires: 9/13/2019



Real Estate Sales Validation Form

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

Grantor's Name Mark & April Edmondson Grantee's Name Mark & April Edmondson
Mailing Address 1139 Riverchase Pkwy W Mailing Address 1139 Riverchase Pkwy W
Hoover AL 35244 Hoover AL 35244

Property Address 1139 Riverchase Pkwy W Date of Sale _____
Hoover AL 35244 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 289,500 1/2 = 144,750

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 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 Mark Edmondson / April Edmondson

☐ Unattested

Sign [Signature] [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1