

File No.: 16006

WARRANTY DEED

20161103000404630 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
11/03/2016 08:25:20 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)
SEND TAX NOTICE TO:
Lynorris L. Eggleston
Sonya K. Eggleston
320 Grande View Trail
Alabaster, AL 35114

THIS INSTRUMENT PREPARED BY: W.
Eric Pitts, W. Eric Pitts, L.L.C. 1109 1st
Street South, Alabaster, AL 35007. No title
opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Eric T. Grimes, a single man, and Shannon Grimes, a single woman, (hereinafter "GRANTORS"), for and in consideration of the sum of **\$214,000.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Lynorris L. Eggleston and Sonya K. Eggleston (hereinafter "GRANTEES"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 439, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 4th Addition as recorded in Map Book 21, Page 100 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

\$210,123.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

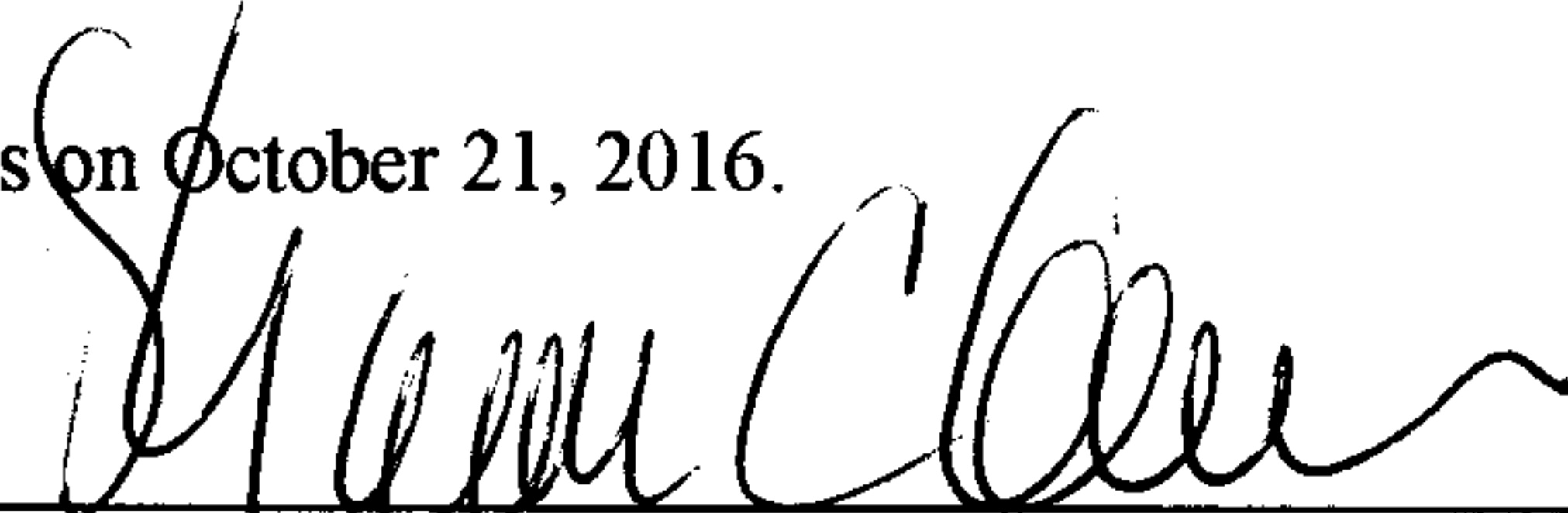
SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on October 21, 2016.


Eric T. Grimes

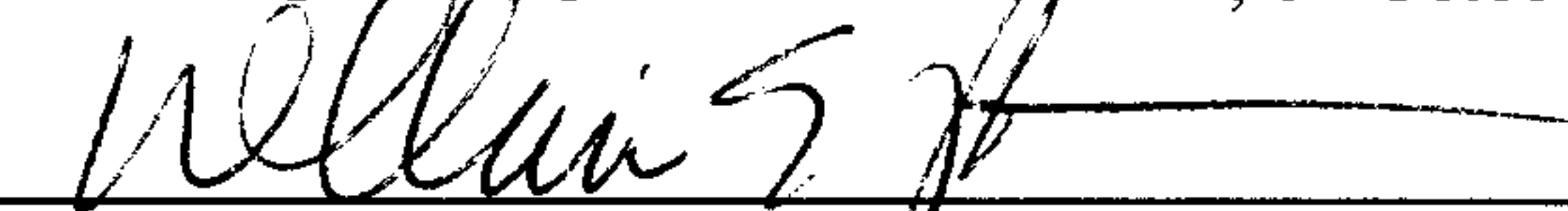

Shannon Grimes

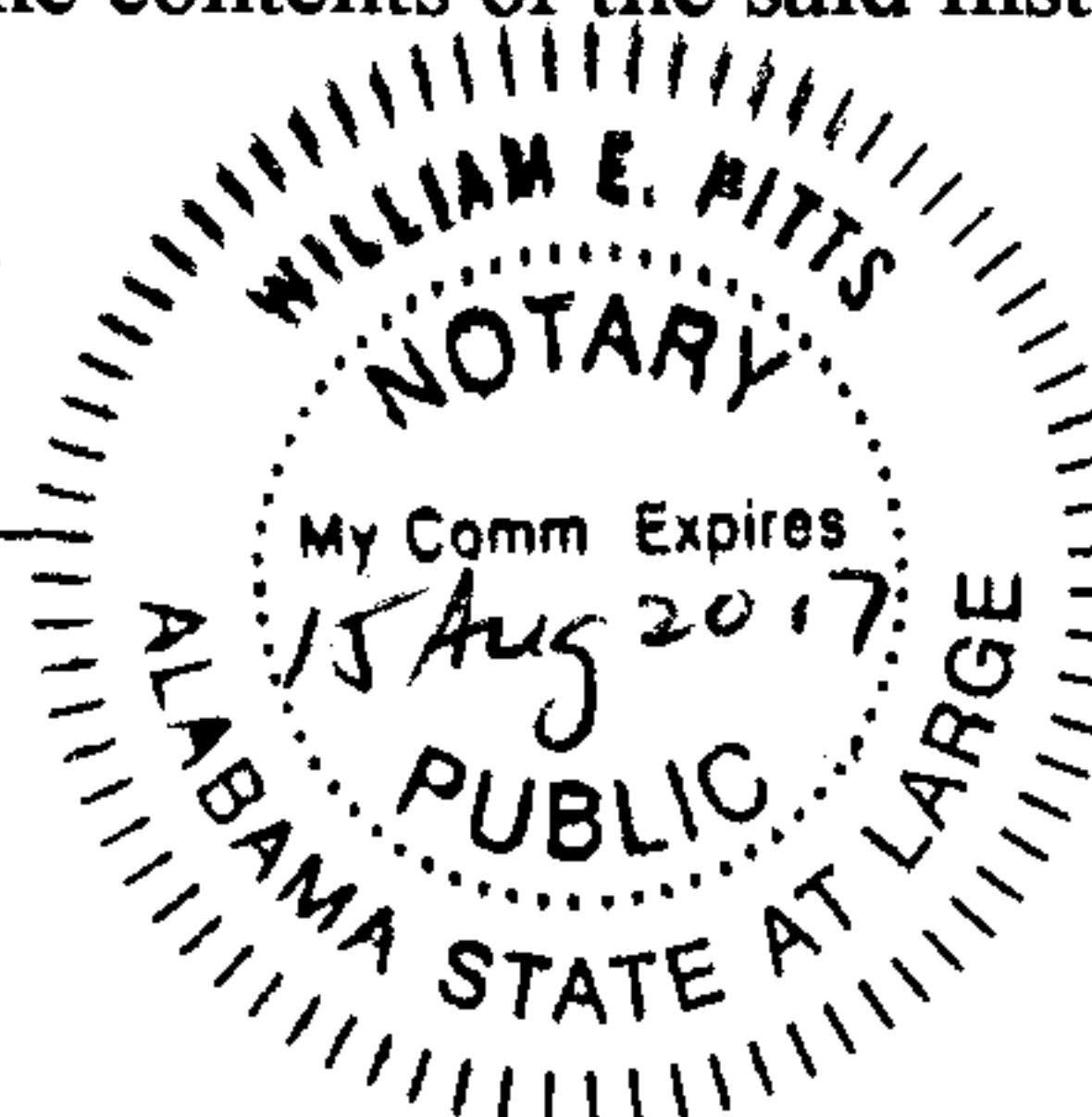
Shelby County, AL 11/03/2016
State of Alabama
Deed Tax: \$4.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Eric T. Grimes and Shannon Grimes whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on October 21, 2016.


NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name	<u>Eric T. Grimes and Shannon Grimes</u>	Grantee's Name	<u>Lynorris L. Eggleston and Sonya K. Eggleston</u>
Mailing Address	<u>320 Grande View Trail</u> <u>Alabaster, AL 35114</u>	Mailing Address	<u>320 Grande View Trail</u> <u>Alabaster, AL 35114</u>
Property Address	<u>320 Grande View Trail</u> <u>Alabaster, AL 35114</u>	Date of Sale	<u>October 21, 2016</u>
		Total Purchase Price	<u>\$ 214,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 October 21, 2016

Print W Eric Pitts

Unattested

Sign W Eric Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1