

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
John Fitzgerald and
Jeanette Fitzgerald
13051 Prospect Ave
Santa Ana, CA 92705

20170119000023060
01/19/2017 08:03:18 AM
DEEDS 1/3

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Ten and no/100 Dollars (\$10.00), to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, JOHN FITZGERALD, a married man (herein referred to as Grantor), grant, bargain, sell and convey unto JOHN FITZGERALD and JEANETTE FITZGERALD (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Being known and designated as: From the NE corner of the NW ¼ of the NE ¼ of Section 21, Township 19 South, Range 2 West, run Westerly along the North Boundary line of the said NW ¼ of the NE ¼ of Section 21, Township 19 South, Range 2 West for 361.5 feet to the point of beginning of the land herein described and conveyed; thence continue westerly along the North boundary line of said ¼ - ¼ section for 199.25 feet; thence turn an angle of 92 degrees 07 minutes to the left and run southerly 208.71 feet; thence turn an angle of 87 degrees 49 minutes 40 seconds to the left and run Easterly 199.05 feet; thence turn an angle of 92 degrees 07 minutes to the left and run northerly 208.71 feet to the point of beginning; being a part of the NE ¼ of the NW ¼ of the NE ¼ of Section 21, Township 19 South, Range 2 West, Situated in Shelby County, Alabama.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives 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, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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.

In Witness Whereof, I have hereunto set my hand and seal this 3rd day of November, 2016.

John Fitzgerald
JOHN FITZGERALD

STATE OF CALIFORNIA
COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN FITZGERALD, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of October, 2016.

Notary Public
My Commission Expires: _____

SEE ATTACHED

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.

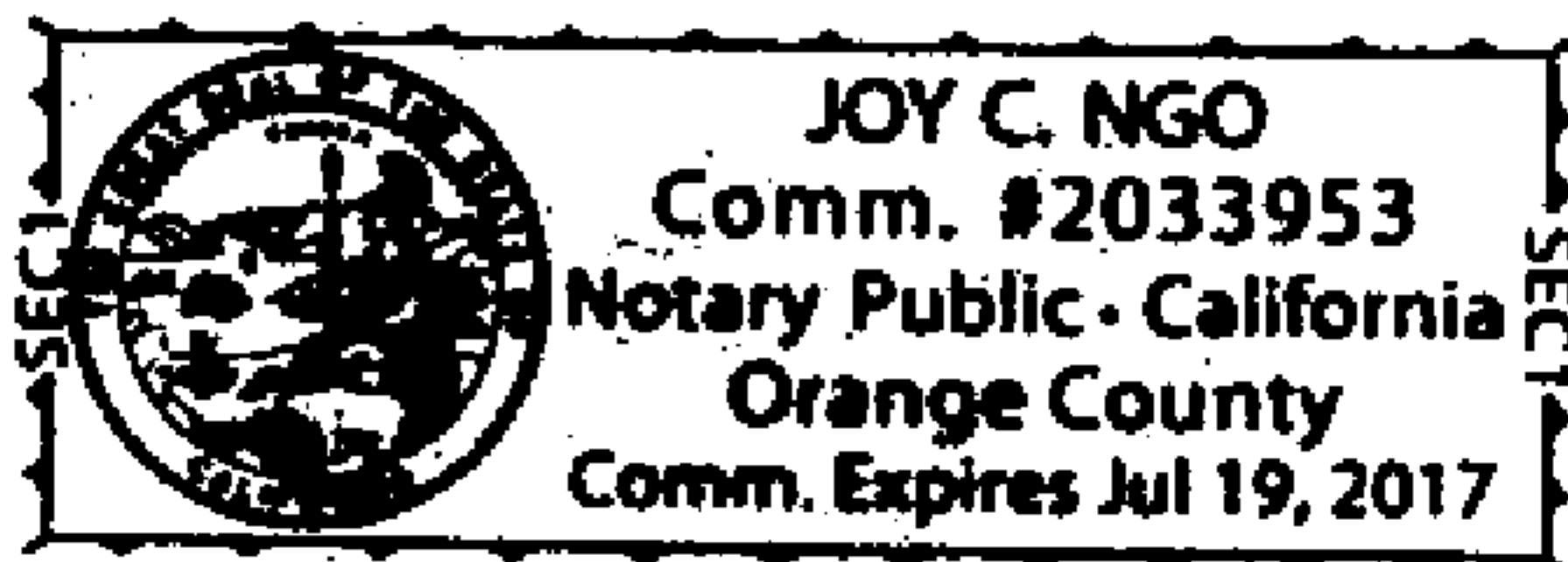
State of California)

County of Orange)On November 3, 2016 before me, Joy C. Ngo, notary public
Date Here Insert Name and Title of the Officerpersonally appeared John Kenneth Fitzgerald
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

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 DocumentTitle or Type of Document: Warranty Deed, Jointly for Life with Remainder to Survivors Document Date: Nov. 3, 2016Number of Pages: 1 Signer(s) Other Than Named Above: 0**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: _____

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>John Fitzgerald</u>	Grantee's Name	<u>John Fitzgerald</u>
Mailing Address	<u>13051 Prospect Ave</u> <u>Santa Ana, CA 92705</u>	Mailing Address	<u>Jeanette Fitzgerald</u> <u>13051 Prospect Ave</u> <u>Santa Ana, CA 92705</u>
Property Address	<u>469 Dogwood Circle</u> <u>Birmingham, AL 35244</u>	Date of Sale	_____
		Total Purchase Price \$	_____
		Or	_____
		Actual Value \$	_____
		Or	_____
		Assessor's Market Value \$	<u>82,600.00</u>

20170119000023060 01/19/2017 08:03:18 AM DEEDS 3/3

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>1/2 interest of assessor's value</u>
<input type="checkbox"/> Closing Statement	<u>10-5-21-0-001-008.000</u>

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 B. CHRISTOPHER BATTLES

Unattested
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2017 08:03:18 AM
\$104.00 CHERRY
20170119000023060

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official stamp.