

This instrument was prepared by:
Ginger Edwards
5025 Meadow Brook Road
Birmingham, AL 35242
(312) 833-4330

Send Tax Notice to:
Peggy C. Hinton
5025 Meadow Brook Road
Birmingham, AL 35242
(205) 991-0409

STATE OF ALABAMA, COUNTY OF SHELBY
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS: That I, Peggy C. Hinton, (widow of William E. Hinton), the undersigned grantor for the consideration of Ten Dollars, and other valuable considerations, do hereby convey to Peggy C. Hinton and Ginger L. Edwards, the grantees, as joint tenants with right of survivorship, all rights, title and interest in that Real Property situated in Shelby County, State of Alabama and described as follows:

LOT 66-A, according to a Resurvey as recorded in Map Book 9, Page 19, of Lot 66, Meadow Brook, Fifth Sector, First Phase, in the Probate Office of Shelby County, Alabama.
Subject to: All easements, restrictions and rights of way of record.
Property address: 5025 MEADOW BROOK ROAD

To have and to hold unto 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 hereby 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, the heirs and assigns of the grantees herein shall take as tenants in common. And I do warrant the title against all persons whomsoever, subject to any liens or encumbrances or record, or as may be set forth above, unto said grantees, their assigns, the survivor of them, and the heirs and assigns of each survivor.

IN WITNESS WHEREOF, I hereunto set my hand this 19 day of January 2017.



Peggy C. Hinton

Shelby County, AL 01/19/2017
State of Alabama
Deed Tax: \$148.50

ACKNOWLEDGEMENT,
STATE OF ALABAMA, COUNTY OF SHELBY

Sworn to and subscribed before me by PEGGY C. HINTON whose name is signed to the foregoing and who is known to me, described in and who executed the foregoing instrument, and acknowledged that she executed the same voluntarily on the day the same bears date.

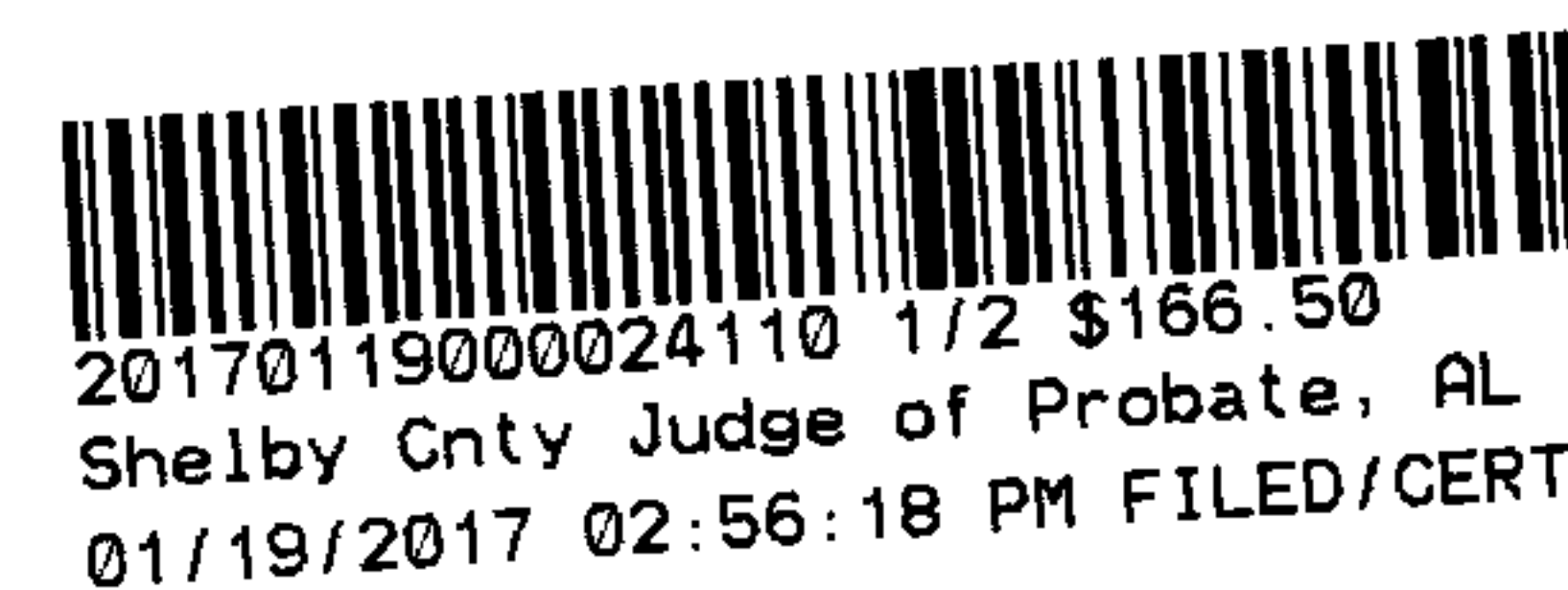
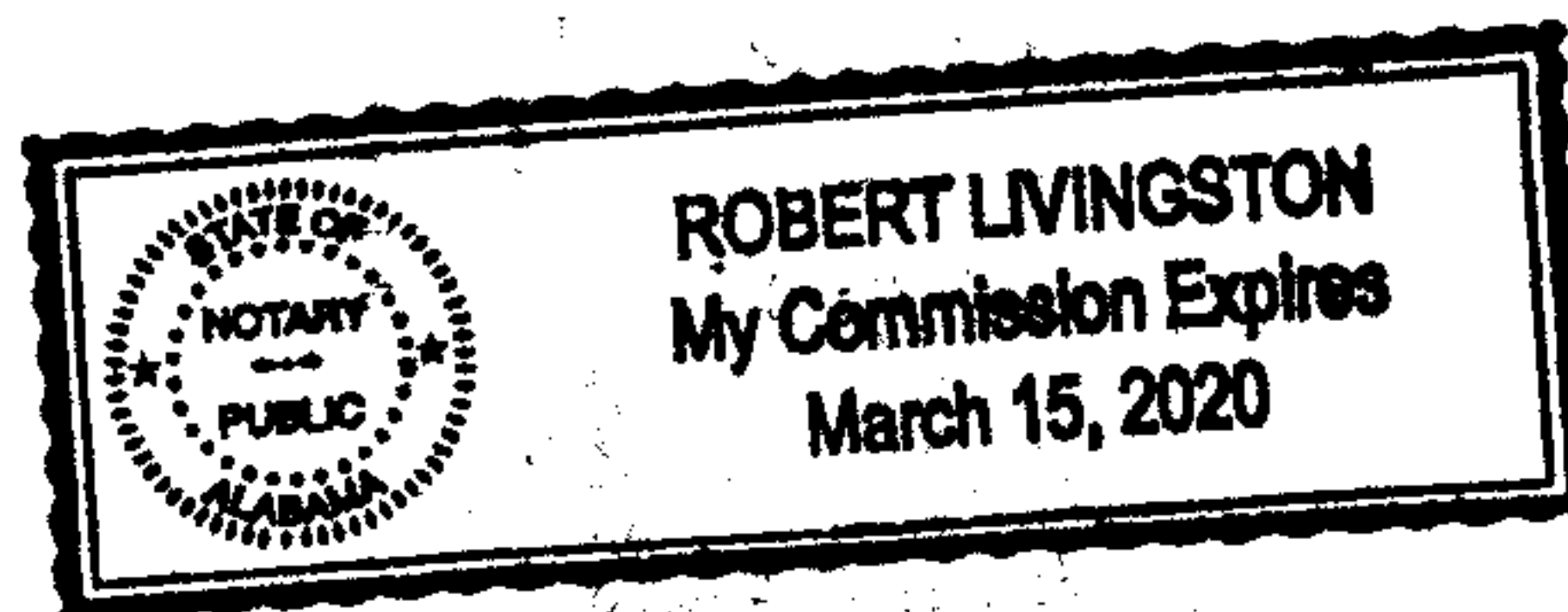
Witness my hand and notary seal this 19 day of JANUARY, 2017.



, Notary Public

ROBERT LIVINGSTON

My commission expires: 03/15/2020



Real Estate Sales Validation Form

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

Grantor's Name Peggy C. Hinton, widow
Mailing Address 5025 Meadow Brook Road
Birmingham, AL 35242
(205) 991-0409

Grantee's Name Peggy C. Hinton and Ginger L. Edwards
Mailing Address 5025 Meadow Brook Road
Birmingham, AL 35242

Property Address 5025 Meadow Brook Road
Birmingham, AL 35242

Date of Sale January 19, 2017
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 297,000
148,500

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 January 19, 2017

Print Peggy C. Hinton

Unattested

Sign *Peggy C. Hinton*

(verified by)

Grantor (Grantee/Owner/Agent) circle one

Form RT-1

