

This Instrument was Prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Sabrina Long
Bruce Long
7045 Lakeside Farms Circle
McCalla, AL 35111

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Douglas K. Durkee and Melisha T. Durkee, husband and wife**, whose mailing address is 2575 Indian Crest Drive, Birmingham, AL 35124 (herein referred to as Grantors), do grant, bargain, sell and convey unto **Sabrina Long and Bruce Long, wife and husband**, whose mailing address is **7045 Lakeside Farms Circle, McCalla, AL 35111** (herein referred to as Grantees), for and during their joint lives as tenants 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, the following described real estate, situated in Shelby, County, Alabama, the address of which is **Lot 2A Dogwood Circle, Birmingham, AL 35244**; to wit;

LOT 2A, ACCORDING TO THE MAP AND SURVEY OF DURKEE'S RESUBDIVISION, RECORDED IN MAP BOOK 46, PAGE 40, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$87,500.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Durkee's Resubdivision recorded in Map Book 46, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Covenants, conditions and restrictions as set forth in Instrument recorded in Deed Book 256, Page 143 and Instrument #1994-00229.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Transmission Line permit to Alabama Power Company recorded in Deed Book 228, Page 794; Deed Book 247, Page 874 and Deed Book 259, Page 162.

Transmission Line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 256, Page 650.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of January, 2017.


Douglas K. Durkee


Melisha T. Durkee

State of Alabama

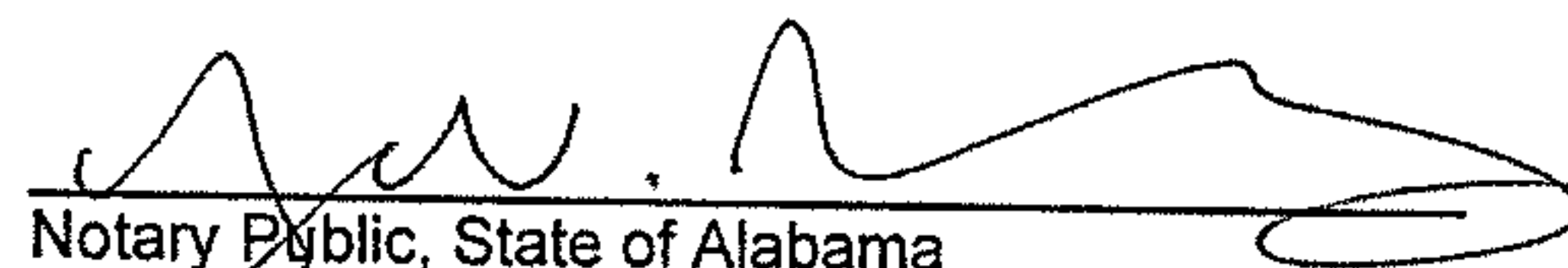
}

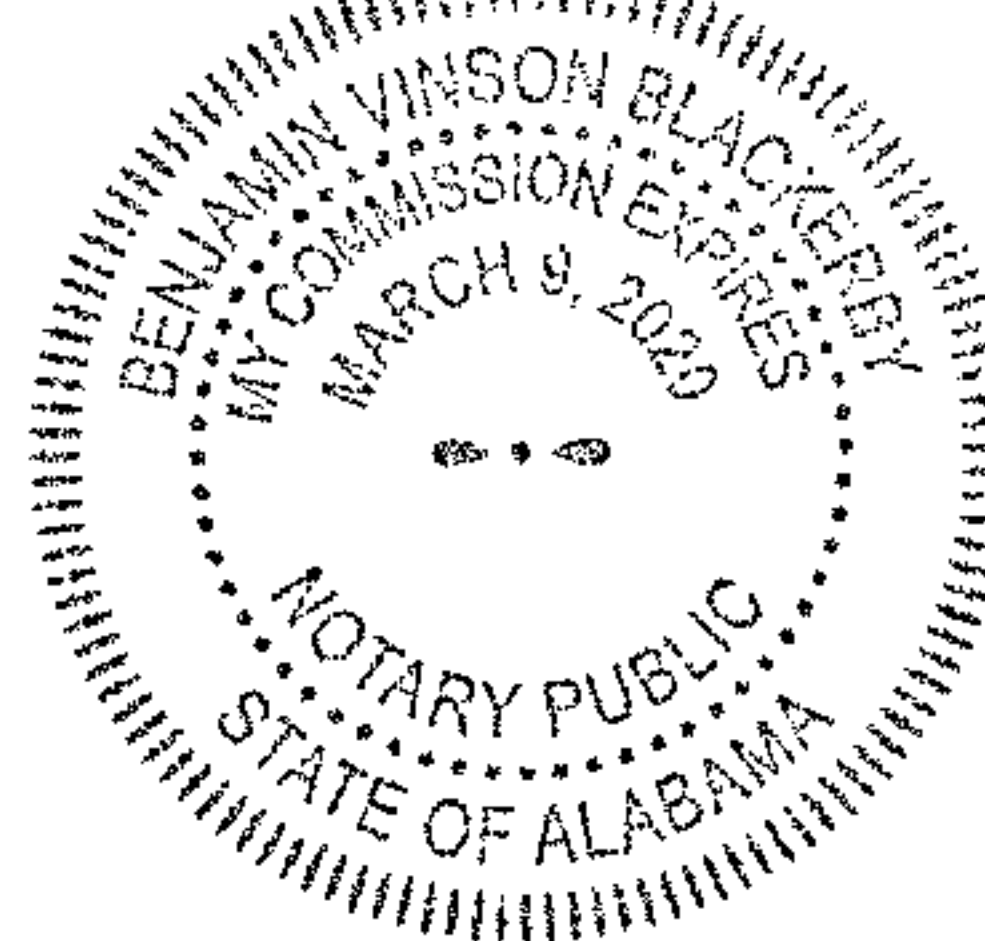
General Acknowledgment

Shelby County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Douglas K. Durkee and Melisha T. Durkee, husband and wife whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of January, 2017.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 3-9-20



20170201000038610 02/01/2017 08:32:22 AM DEEDS 3/3
Real Estate Sales Validation Form

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

Grantor's Name	Douglas K. Durkee Melisha T. Durkee	Grantee's Name	Sabrina Long Bruce Long
Mailing Address	2575 Indian Crest Dr Birmingham AL 35124 AL	Mailing Address	7045 Lakeside Farms Circle McCalla, AL 35111
Property Address	Lot 2A Dogwood Circle Birmingham, AL 35244	Date of Sale	January 30, 2017
		Total Purchase Price	\$125,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

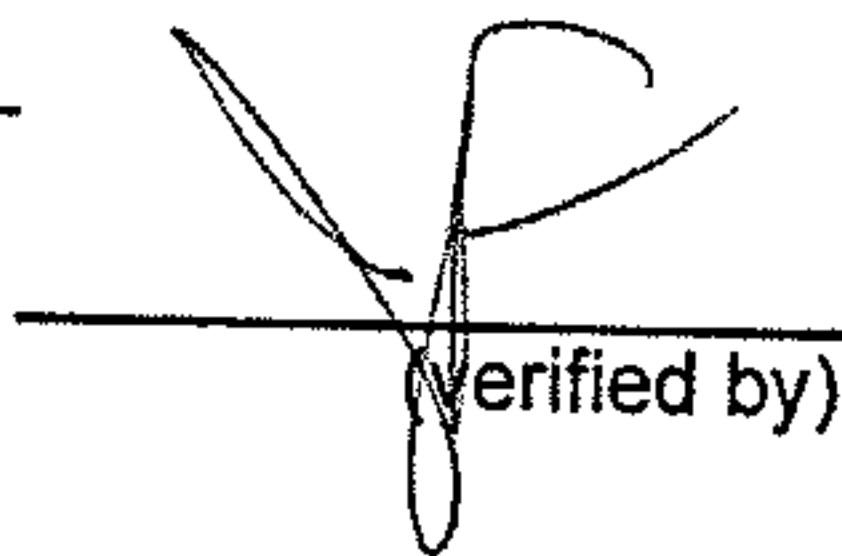
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 28, 2017

Unattested


(verified by)

Print Douglas K. Durkee

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
02/01/2017 08:32:22 AM
\$146.00 CHERRY
20170201000038610

