

Prepared By and Return To:

Paul Michael Kemp
Access Title, LLC
Attn: Paul Kemp
600 Vestavia Parkway
Shelby Bldg * Ste. 263
Vestavia Hills, AL 35216
17-00102-RET

Send Property Tax Notice to:

Michael Lindsey
Laurie Lindsey
1121 Monaghan Drive
Birmingham, AL 35242

**GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)**

STATE OF ALABAMA

COUNTY OF SHELBY



20170512000166110 1/4 \$31.50
Shelby Cnty Judge of Probate, AL
05/12/2017 02:42:49 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that

Melissa M. Beard, an unmarried woman

For and in consideration of the sum of TWO HUNDRED FORTY-FIVE THOUSAND Dollars (\$245,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by

Michael Lindsey & Laurie Lindsey

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantees, for and during their joint lives and upon the death of either of them, to the survivor of them in fee simple, and to their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Source of Title: Statutory Warranty Deed recorded on September 2nd, 2016 at Instrument #20160902000319760, Shelby County, Alabama Office of the Judge of Probate.

The subject property is the homestead of the Grantor.

TO HAVE AND TO HOLD the same unto the said Grantees and upon death to the survivor of them, their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, her heirs and assigns, hereby covenant with said Grantees, her heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 28 day of

April, 2017


Melissa Beard

Shelby County, AL 05/12/2017
State of Alabama
Deed Tax: \$7.50

STATE OF AL

COUNTY OF Jefferson

I, Dawn P. Collier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Melissa M. Beaird** is/are signed to the foregoing conveyance, and who is/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 that bears the same date.

Given under my hand and official seal the 28 day of

April 2017

Notary Public

My Commission Expires: _____

[Notary Seal]



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Exhibit "A"

Lot 88, according to the Map and Survey of Dunnivant Square, as recorded in Map Book 39, Page 119 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Including but not limited to those restrictions on Warranty Deed recorded at Instrument #20160902000319760 and Statutory Warranty Deed recorded at Instrument #20090423000149760 Shelby County, Alabama Office of the Judge of Probate.



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REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: **Melissa Beaird**
Mailing Address: 1121 Monaghan Drive
Birmingham, AL 35242

Grantee's Name: **Michael & Laurie Lindsey**
Mailing Address: 1121 Monaghan Drive
Birmingham, AL 35242

Property Address: **1121 Monaghan Drive**
Birmingham, AL 35242

Date of Sale: **4-28-17**

Total Purchase Price: **\$245,000.00**

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)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other

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 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 is 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: **4-28-17**
 Unattested **DC**
Verified by:

Print: Access Title, LLC
Sign: 
(Grantor/Grantee/Owner/AGENT) circle one

FORM RT-1



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