

This instrument prepared by:
Michael Galloway, Attorney
931 Sharritt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Margie S. Stevens (Montgomery)
141 Reese Drive
Alabaster, AL 35007

WARRANTY DEED

2017053000187100
05/30/2017 11:38:38 AM
DEEDS 1/2

STATE OF ALABAMA
SHELBY COUNTY
)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No Dollars And No/100 Dollars (\$10.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Margie S. Stevens and Douglas Reed Montgomery, Wife and Husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Margie S. Montgomery and Douglas Reed Montgomery (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 36, according to the Ironwood Subdivision, as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County, Alabama.

Note: Margie S. Montgomery is one and the same person as Margie S. Stevens who acquired title in Instrument #2007062600030016.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 24, 2017.

Margie S. Stevens
Margie S. Stevens

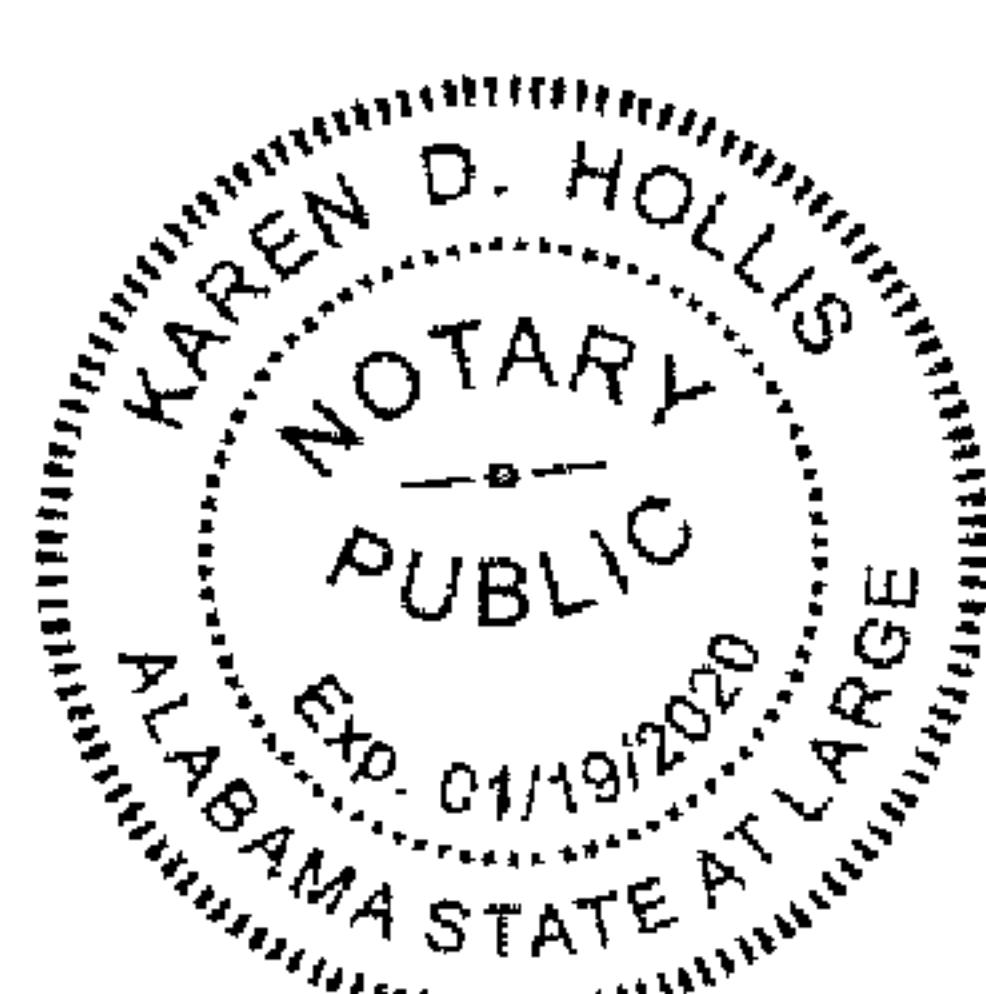
Douglas Reed Montgomery
Douglas Reed Montgomery

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Margie S. Stevens and Douglas Reed Montgomery 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 on 24 day of April, 2017.

Karen D. Hollis
Notary Public
My commission expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20170530000187100 05/30/2017 11:38:38 AM DEEDS 2/2

Grantor's Name
Margie S. Stevens

Grantee's Name Margie S. Montgomery

Mailing Address
141 Reese Drive
Alabaster, AL 35007

Mailing Address 141 Reese Drive
Alabaster, AL 35007

Property Address 141 Reese Drive
Alabaster, AL 35007

Date of Sale April 24, 2017
Total Purchase Price \$0.00
or
Actual Value \$
or
Assessor's Market Value \$61,000.00

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: Property value
 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 - Margie S. Stevens, 141 Reese Drive, Alabaster, AL 35007.

Grantee's name and mailing address - Margie S. Montgomery, 141 Reese Drive, Alabaster, AL 35007, .

Property address - 141 Reese Drive, Alabaster, AL 35007

Date of Sale - April 24, 2017.

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: April 24, 2017

Sign 
Agent

Validation



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/30/2017 11:38:38 AM
\$80.00 CHARITY
20170530000187100

TS-1700909

