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DEEDS 1/3

This instrument was prepared by: Josh L. Hartman P. O. Box 846 Birmingham, Alabama 35201

Send Tax Notice To: Micah L. Bell . Meredith Bell 331 Kilkerran Lane Pelham, AL 35124

CORPORATION FORM STATUTORY WARRANTY DEED - Jointly for Life with Remainder to

<u>Survivor</u>
STATE OF ALABAMA)
SHELBY COUNTY)
That in consideration of <u>Three Hundred Sixty Six Thousand One Hundred</u> Ninety and No/100 (\$366,190.00) Dollars
to the undersigned grantor, SB DEV. CORP. , an Alabama corporation, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto <u>Micah L. Bell and Meredith Bell</u>
, (herein referred to as Grantees), for and during their joint lives 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, to-wit:
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.
\$266,190.00 of the purchase price recited above is being paid by a mortgage loan closed simultaneously herewith.
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 no survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Representative, who is authorized to execute this conveyance hereto set its signeture and seal, this the said of t
execute this conveyance, hereto set its signature and seal, this the <u>21st</u> day of <u>July</u> 20 <u>17</u> .
SB DEV. CORP.
By: Daniel Gurett
Authorized Representative
STATE OF ALABAMA) JEFFERSON COUNTY)
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify tha <u>J. Daniel Garrett</u> , whose name as Authorized Representative of SB DEV. CORP., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the <u>21st</u> day of <u>July</u> , 20 17, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.
Given under my hand and official seal this 21st day of July , 20_17 My Commission Expires: 09/15/2020 Notary Public

EXHIBIT "A"

Lot 2016, according to the Survey of Glen Iris at Kilkerran Phase 2, as recorded in Map Book 44, Page 36, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes and assessments for the current year and subsequent years and not yet due and payable;
- 2. Easement(s) building line(s) and restriction(s) as shown on recorded map;
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;
- 4. Restrictions appearing of record in Inst. No. 2014-19045.

Real Estate Sales Validation Form

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

Grantor's Name		SB Dev. Corp.					
Mailing Address		3545 Market Street Hoover, AL 35226					
Grantee's Name		Micah L. Bell Meredith Bell					
Mailing Address		331 Kilkerran Ln Pelham, AL 35124					
Property Address		331 Kilkerran Ln Pelham, AL 35124		J. AH. N. M.	Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 07/21/2017 01:16:57 PM		
Date of Sale		July 21, 2017			S121.00 CHERRY 20170721000261670	Jung 3	
or Act	Purchase Price ual Value \$ essor's Market Value	\$366,190.00 2	0170 ′	721000261670	07/21/2017	01:16:57 PM I	DEEDS 3/3
X	Bill of Sale Bill of Sale Sales Contract Closing Statem conveyance document prese	ent		_Appraisal _Other			
	required.	chicu foi recordation (Comain	s an or me required i	momation refer	checa above, the m	ing of this form
	or's name and mailing addr g address.	ess – provide the nam		Instructions e person or persons c	onveying interes	t to property and the	ir current
Grante	ee's name and mailing addr	ess – provide the nam	e of the	e person or persons to	o whom interest	to property is being	conveyed.
Proper	rty address – the physical ac	ddress of the property	being	conveyed, if available	e.		
Date o	of Sale – the date on which	interest to the propert	y was c	conveyed.			
	Purchase price – the total and for record.	mount paid for the pur	rchase	of the property, both	real and persona	l, being conveyed b	y the instrumer
instrur	l value – if the property is nent offered for record. The value.	•		* *	•	-	•
the pro	proof is provided and the value operty as determined by the and the taxpayer will be pen	local official charged	l with t	he responsibility of v	aluing property	 -	
unders	t, to the best of my knowled stand that any false stateme §40-22-1 (h).						
Date	July 21, 2017	I	Print:	Jøshua L. Hartman			
Unatte		S	Sign:	The state of the s		•	
	(verifi	ed by)		(Grantor/Grantee/O	wner/Agent) circ	cle one	