

Send tax notice to:
M. Christopher Eagan & Melody H. Eagan
166 Deerwood Lake Drive
Harpersville, AL 35078
PEL1700465

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20170726000268670
07/26/2017 02:11:06 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Allen M. Tipton and Elois C. Tipton, Husband and Wife, whose mailing address is: 212 Woodbridge Lane, Birmingham, AL 35242 (hereinafter referred to as "Grantors"), by M. Christopher Eagan and Melody H. Eagan (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 33 & 33A, according to the Survey of Deerwood Lake, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Allen M. Tipton and Elois C. Tipton have hereunto set their signatures and seals on July 25, 2017.

Allen M. Tipton by his attorney in fact, Elois C. Tipton
Allen M. Tipton by his attorney in fact, Elois C. Tipton

Elois C. Tipton
Elois C. Tipton

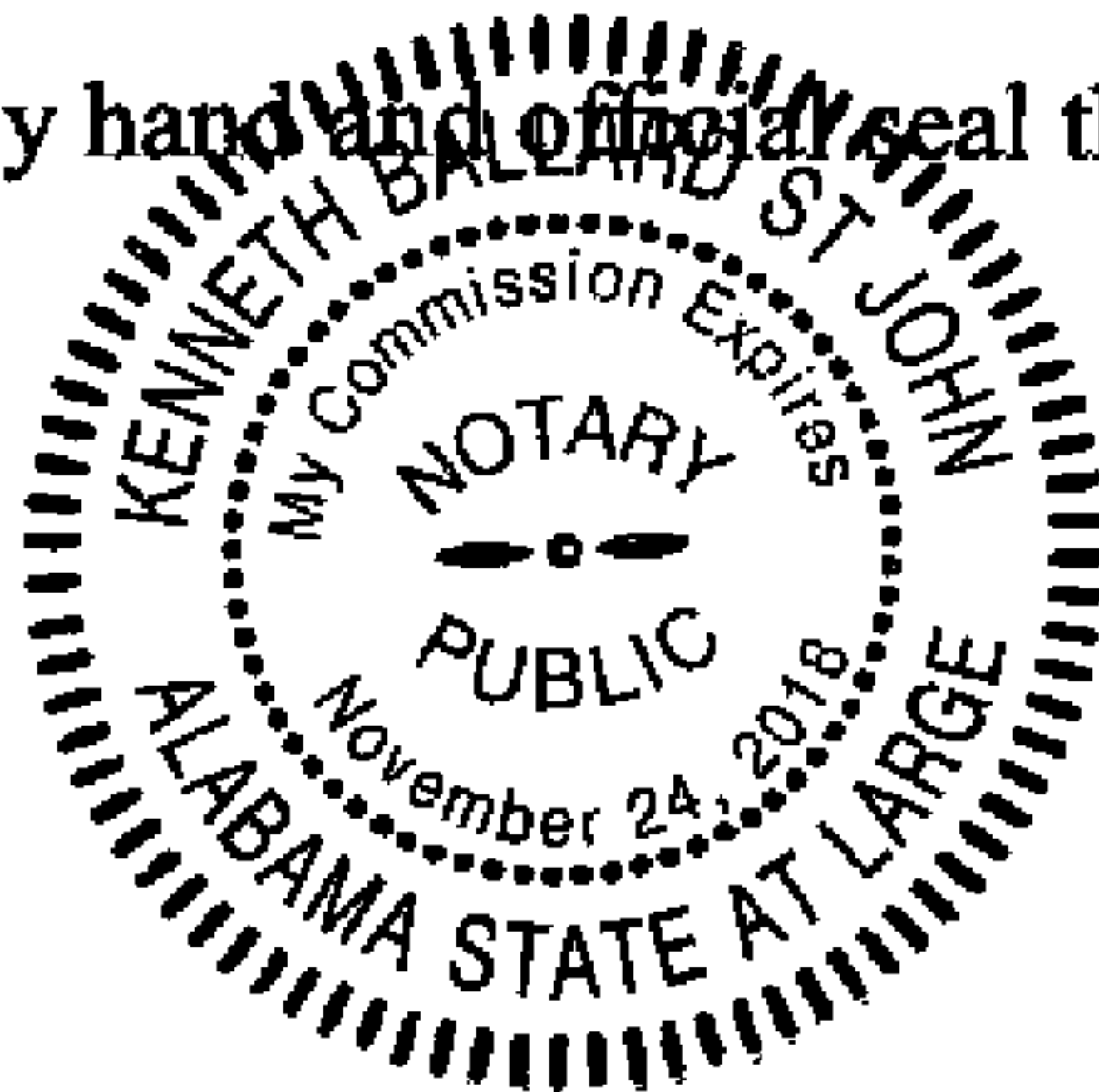
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elois C. Tipton, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of July, 2017.

(NOTARIAL SEAL)

STATE OF ALABAMA
COUNTY OF Shelby

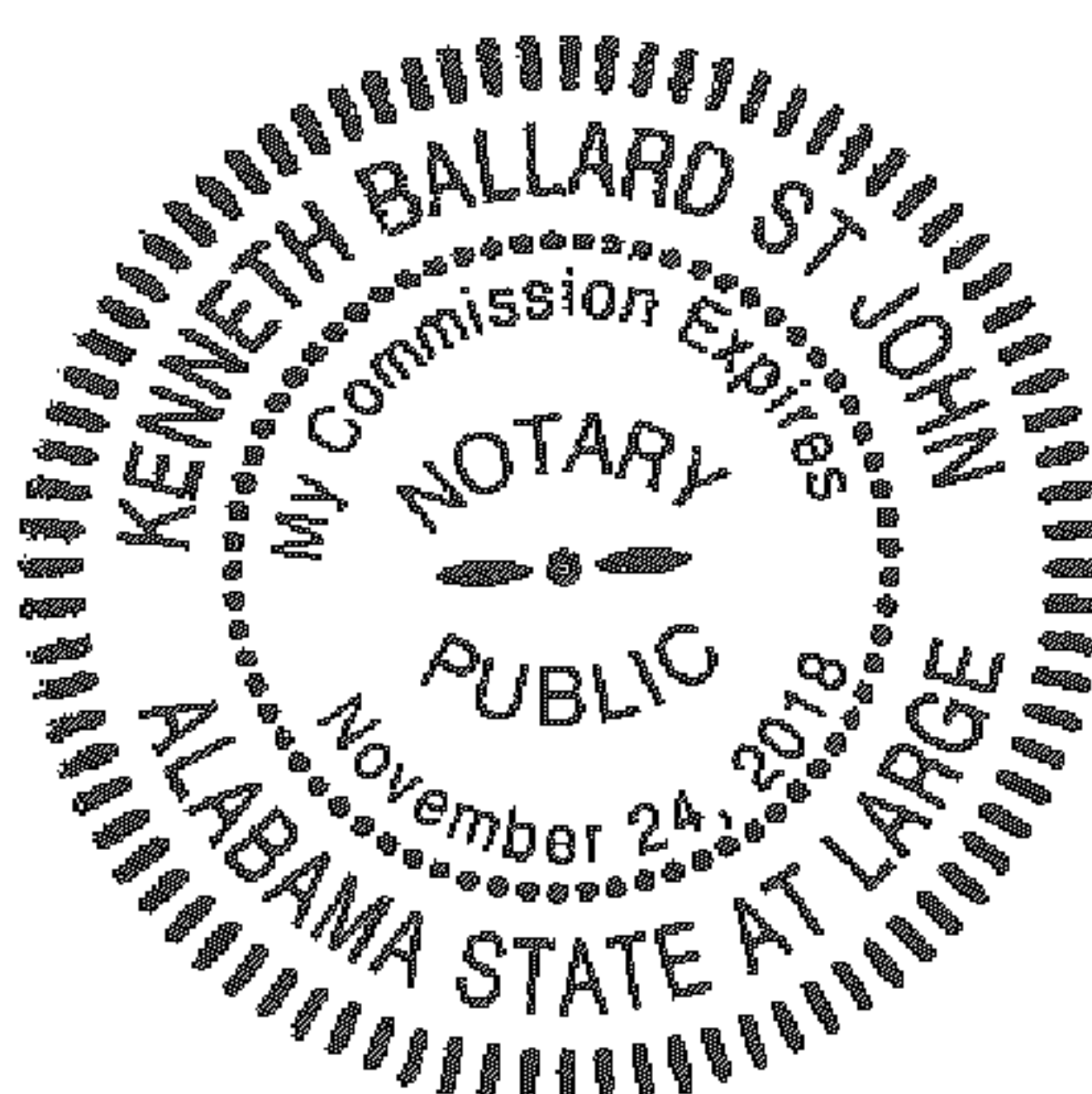


Kenneth Ballard St John
Notary Public
Print Name: *Kenneth Ballard St John*
Commission Expires: *11/24/2018*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elois C. Tipton whose name as attorney in fact for Allen M. Tipton, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as such attorney in fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of July, 2017.

(NOTARIAL SEAL)



Kenneth Ballard St John
Notary Public
Print Name: *Kenneth Ballard St John*
Commission Expires: *11/24/2018*

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressAllen M Tipton
Eloris C Tipton
212 Woodbridge Ln
Birmingham AL 35208Grantee's Name
Mailing AddressM Christopher Eagar
Melody H Eagar
1166 Deerwood Lake
Harpersville AL 35078

Property Address

1166 Deerwood Lake Dr
Harpersville AL 35078

Date of Sale

7/25/17

Total Purchase Price \$

100,000

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 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

7/25/17

Print

Kenneth B. Tipton

Unattested

Sign

[Signature]

(verified by)

(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
07/26/2017 02:11:06 PM
\$321.00 CHERRY
20170726000268670[Signature]