

This instrument prepared by:  
Rosalie Doggett  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Alexander Edwards and Meghan Edwards  
916 Falling Star Lane  
Alabaster, AL 35007

20170809000287780

08/09/2017 10:44:15 AM

DEEDS 1/2

**WARRANTY DEED**

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Thirteen Thousand Five Hundred And No/100 Dollars (\$213,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, James Ryan Speaks and Kaitlyn Amber Speaks, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Alexander Edwards and Meghan Edwards (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 7, according to the Map of Apache Ridge Subdivision, First Sector, as recorded in Map Book 12, Page 29, in the Probate Office of Shelby County, Alabama.

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.

Subject to a third party mortgage in the amount of \$170,800.00 executed and recorded simultaneously herewith.

**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 August 7, 2017.

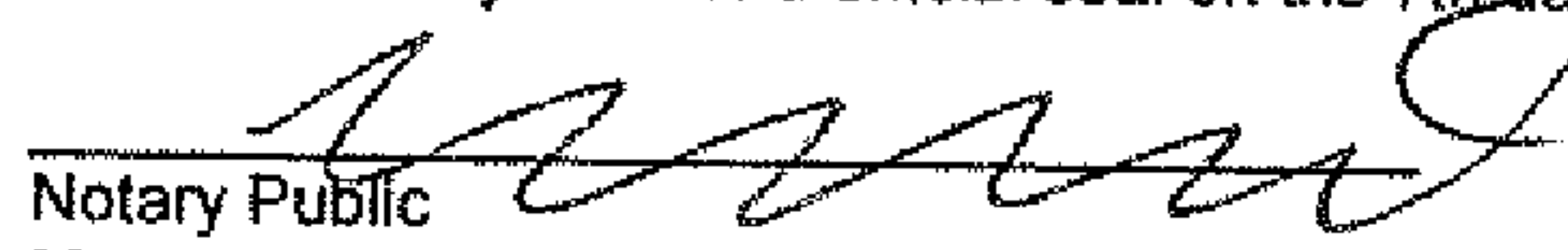
  
James Ryan Speaks

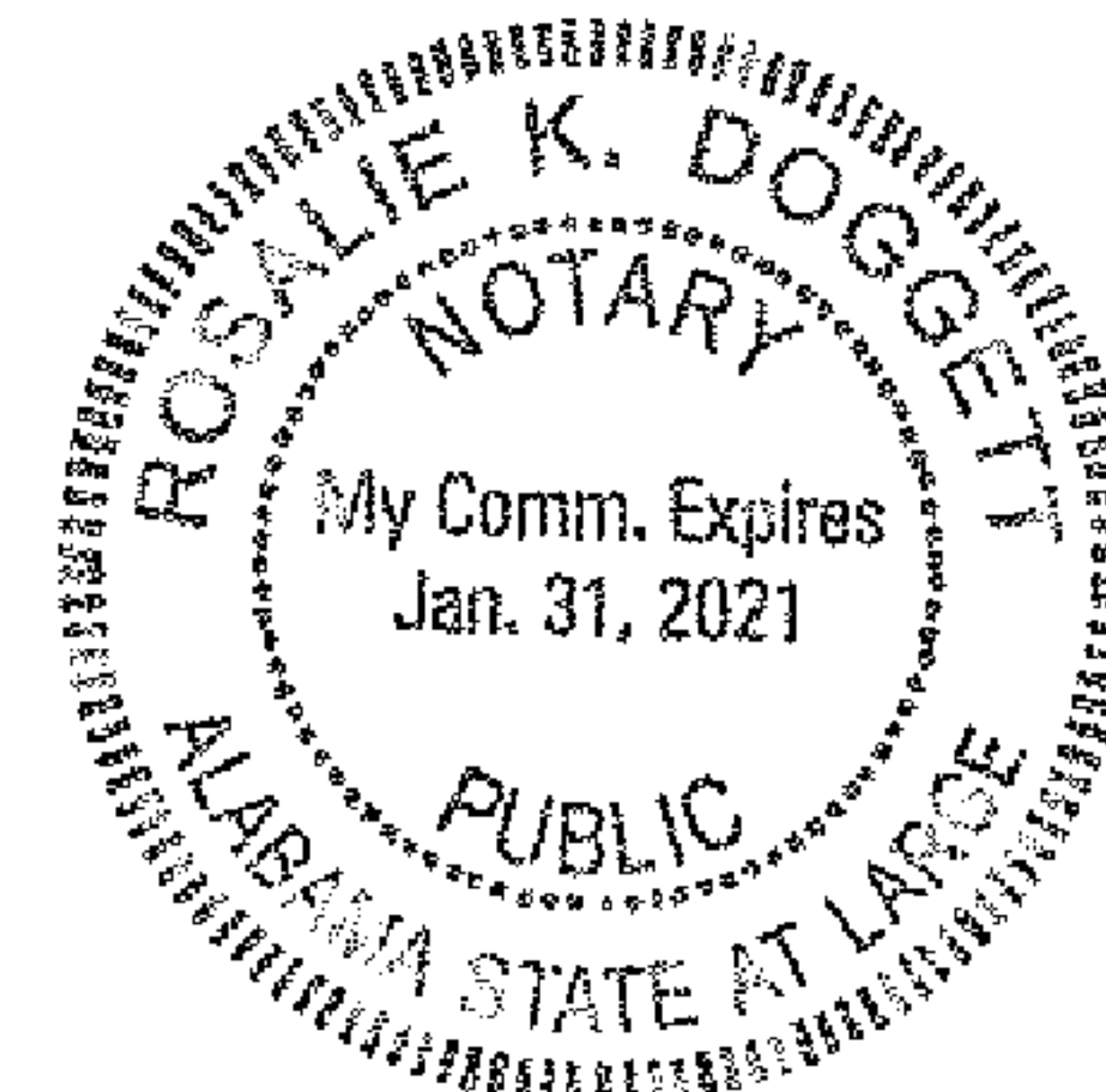
  
Kaitlyn Amber Speaks

STATE OF Alabama  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify James Ryan Speaks and Kaitlyn Amber Speaks whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 7th day of August, 2017.

  
Notary Public  
My commission expires:  
1/31/21



20170809000287780 08/09/2017 10:44:15 AM DEEDS 2/2

Grantor's Name James Ryan Speaks Grantee's Name Alexander Edwards and Meghan Edwards  
Mailing Address 916 Falling Star Lane Alabaster, AL 35007 Mailing Address 916 Falling Star Lane Alabaster, AL 35007  
Property Address 916 Falling Star Lane Alabaster, AL 35007 Date of Sale August 7, 2017  
Total Purchase Price \$213,500.00  
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  Appraisal  
 Sales Contract  Other:  
 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 - James Ryan Speaks, , .

Grantee's name and mailing address - Alexander Edwards and Meghan Edwards, , .

Property address - 916 Falling Star Lane, Alabaster, AL 35007

Date of Sale - August 7, 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.

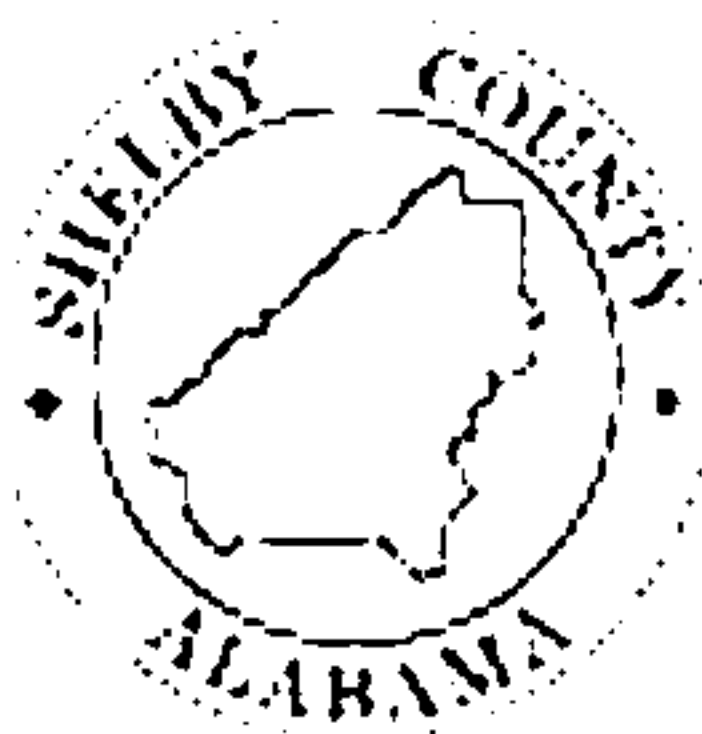
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: August 7, 2017

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/09/2017 10:44:15 AM  
\$61.00 CHERRY  
20170809000287780