

This instrument was prepared by:
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File No.: 17-00149


20170907000326190 1/3 \$71.00
Shelby Cnty Judge of Probate, AL
09/07/2017 08:10:56 AM FILED/CERT

STATE OF ALABAMA

**

**

SURVIVORSHIP WARRANTY DEED

**

COUNTY OF SHELBY

THIS INDENTURE, made and entered into on this the 31st day of August, 2017, by and between Barbara L. Simpson, a VA married woman, Party of the First Part, and, James Glenn Hanvey and Jackie Hanvey, Parties of the Second Part.

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars (\$10.00) to the Party of the First Part, in hand paid by the Parties of the Second Part, and other valuable consideration, the receipt whereof is hereby acknowledged, the Party of the First Part has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the Parties of the Second Part for and during their joint lives as joint tenants 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:

Lot 7 and 7-A, according to the survey of Deerwood Lake, 2nd Sector, as recorded in Map Book 21, Page 57, in the Probate Office of Shelby County, Alabama. Situated, lying and being in Shelby County, Alabama.

This property does not constitute the homestead of the Grantor, nor her spouse if any.

Subject to taxes for current year, easements of record, easements as located, and restrictions of record, if any.

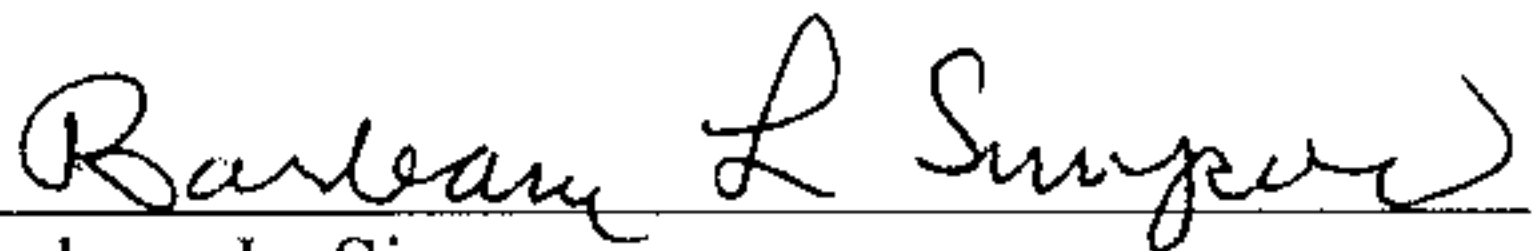
TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Parties of the Second Part, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Party of the First Part does hereby covenant with the Parties of the Second Part, their heirs and assigns, that she is lawfully seized in fee of said premises; that she has a good right

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State of Alabama
Deed Tax: \$50.00

to sell and convey the same as aforesaid; that said premises are free from all encumbrances; unless otherwise noted above; and that she will and her heirs and/or assigns shall forever warrant and defend the same to said Parties of the Second Part, their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunder set her hand and seal on the day written hereinabove.


Barbara L. Simpson

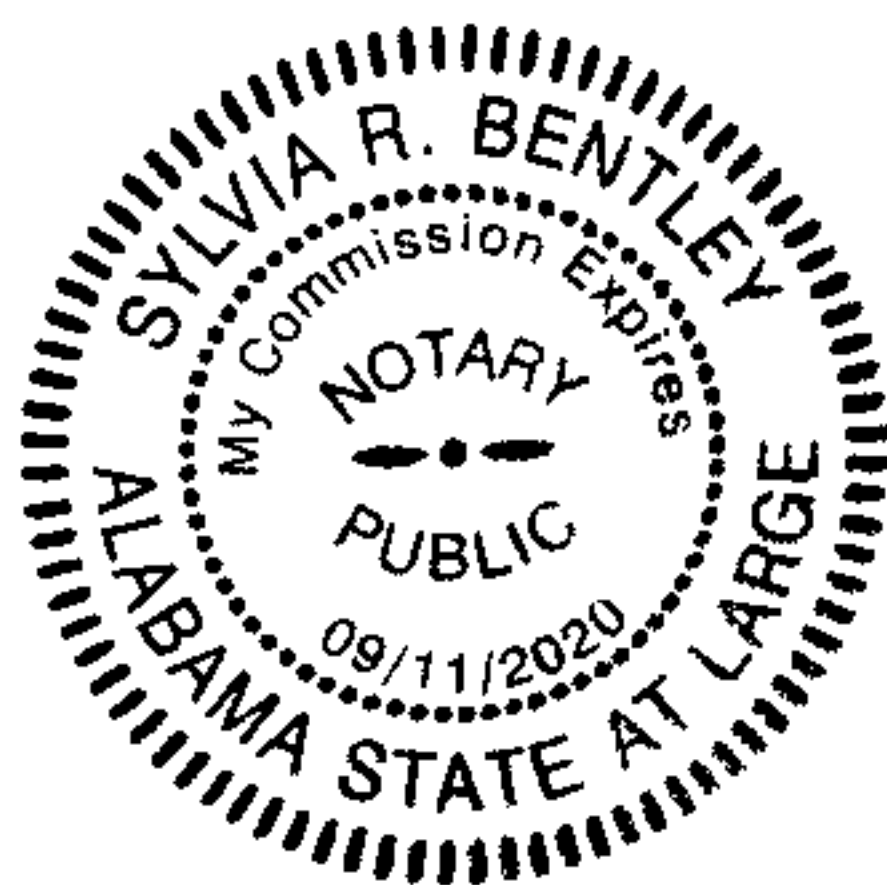
STATE OF ALABAMA

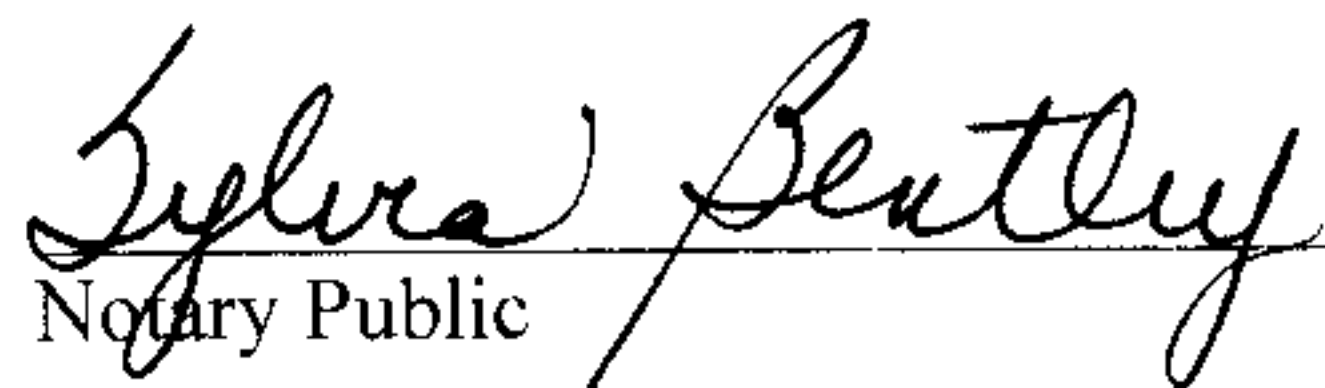
COUNTY OF Calhoun

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

Given under my hand and seal this 31st day of August, 2017.

[Seal]




Notary Public

My Commission Expires: 9-11-2020


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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	Barbara L. Simpson	Grantee's Name	James Glenn Hanvey Jackie Hanvey
Mailing Address	<u>3515 REDMONT ROAD</u> <u>BIRMINGHAM, AL 35213</u>	Mailing Address	<u>302 HILLCREST DR</u> <u>ANNISTON, AL 36206</u>
Property Address	174 Deerwood Lake Drive Harpersville, Alabama 35078	Date of Sale	August 31, 2017
		Total Purchase Price	\$50,000.00
		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 title amount paid for the purchase of property, both real and personal, being conveyed by the instrument offered for the 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 my 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 the Code of Alabama 1975 § 40-22-1 (h).

08/31/2017

☐ Unattested

Print Douglas H. Mooneyham

Sign

Agent

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Form RT-1