

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Katherine L. Allred and Bradley B. Allred
1133 Willow Creek Court
Alabaster, Alabama 35007

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

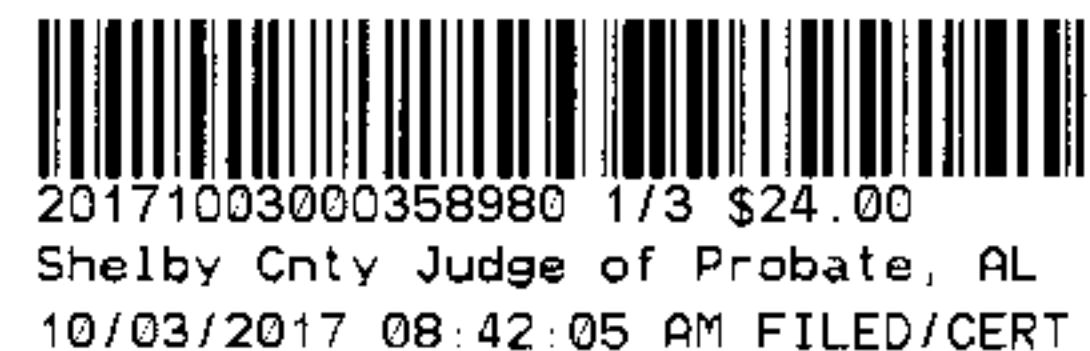
KNOW ALL MEN BY THESE PRESENTS,

On this September 29, 2017, That for and in consideration of **ONE HUNDRED SIXTY ONE THOUSAND AND NO/100 (\$161,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **BROCK TYSON BEIERSDOERFER, a married person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **KATHERINE L. ALLRED and BRADLEY B. ALLRED**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 84, according to the Survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2016 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book , Page .
7. 15 foot easement over the rear lot line and a 10 foot easement along the West lot line of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
8. 35 foot building restriction line from Willow Creek Place as shown on recorded map.
9. 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, as recorded in Deed Book 308, Page 136.
10. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Real Book 50, Page 252.
11. Easement to City of Alabaster as shown by instrument recorded in Deed Book 308, Page 255.
12. Easement reserved to Sherman Holland, Jr. and Carolyn M. Holland for sewer as shown by instrument recorded in Deed Book 308, Page 136.
13. Restrictions appearing of record in Real Book 126, Page 363.



THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE HOMESTEAD OF THE GRANTOR'S SPOUSE

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.


AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of September 29, 2017.

GRANTOR:


Brock Tyson Beiersdoerfer

**STATE OF ALABAMA
COUNTY OF SHELBY**


20171003000358980 2/3 \$24.00
Shelby Cnty Judge of Probate: AL
10/03/2017 08:42:05 AM FILED/CERT

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Brock Tyson Beiersdoerfer, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Brock Tyson Beiersdoerfer executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors has hereunto set Grantor's hands and seals on this day of September 29, 2017.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



Real Estate Sales Validation Form

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

Grantor's Name Brock Tyson Beiersdoerfer
Mailing Address _____
1133 Willow Creek Ct
Alabaster, AL 35007

Grantee's Name Katherine L. Allred
Mailing Address _____
Bradley B. Allred
1133 Willow Creek Court
Alabaster, AL 35007

Property Address 1133 Willow Creek Court
Alabaster, AL 35007

Date of Sale 9/29/17
Total Purchase Price \$ 161,000.00
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
☐ 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 9/29/17

Print C. Ryan Sparks

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171003000358980 3/3 \$24.00
Shelby Cnty Judge of Probate, AL
10/03/2017 08:42:05 AM FILED/CERT