

This Instrument was Prepared by:  
Stuart J. Garner  
Stuart J. Garner, LLC  
1400 Urban Center Drive  
Suite 470  
Vestavia Hills, AL 35242  
File No.: 2017149

Send Tax Notice To: Daniel R. Bradley  
Jessica R. Bradley  
126 Huntingdon Place  
Birmingham, AL 35242

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

  
20171004000362260 1/2 \$395.00  
Shelby Cnty Judge of Probate, AL  
10/04/2017 12:40:46 PM FILED/CERT

That in consideration of the sum of **One Thousand Dollars and No Cents (\$1,000.00)**, AND FOR THE PURPOSE OF ESTABLISHING JOINT RIGHT OF SURVIVORSHIP, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Daniel R. Bradley and Jessica R. Bradley, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Daniel R. Bradley and Jessica R. Bradley**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **126 Huntingdon Place, Birmingham, AL 35242**; to wit;

**LOT 744, ACCORDING TO THE MAP OF HIGHLAND LAKES, 7TH SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 20, PAGE 58 A,B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREAS, ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENT AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INST. NO 1994-07111 AND AMENDED IN INST. NO. 1996-17543, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 7TH SECTOR, RECORDED AS INST. NO. 1995-28389, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").**

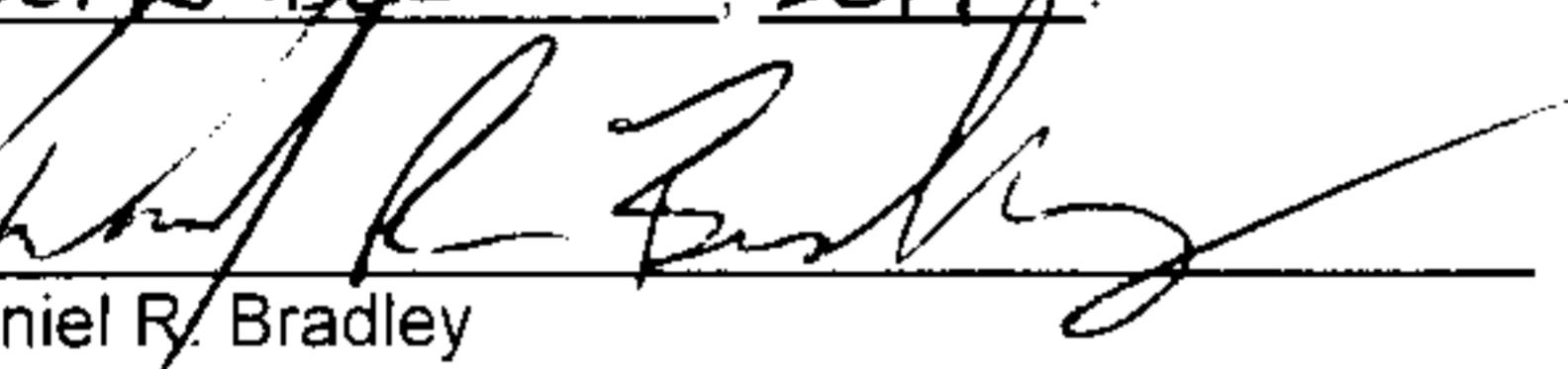
Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

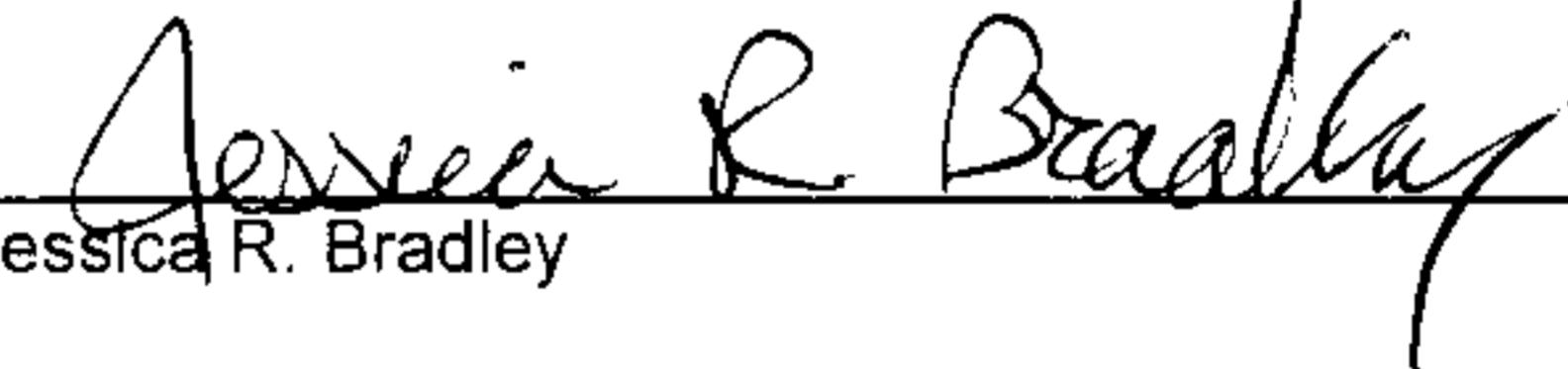
Subject to that certain Mortgage for \$301,600.00, recorded in Inst. #20160630000228390.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20<sup>th</sup> day of September, 2017.

  
Daniel R. Bradley

  
Jessica R. Bradley

Shelby County, AL 10/04/2017  
State of Alabama  
Deed Tax \$377.00

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Daniel R. Bradley and Jessica R. Bradley, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of September, 2017.

  
Notary Public, State of Alabama  
Stuart J. Garner, State of Alabama  
My Commission Expires August 19, 2017  
2021 244

## Real Estate Sales Validation Form

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

Grantor's Name Daniel R. Bradley  
Jessica R. Bradley  
Mailing Address 126 Huntingdon Place  
Birmingham, AL 35242

Property Address 126 Huntingdon Place  
Birmingham, AL 35242

Grantee's Name Daniel R. Bradley  
Jessica R. Bradley  
Mailing Address 126 Huntingdon Place  
Birmingham, AL 35242

Date of Sale May 04, 2017

Total Purchase Price \_\_\_\_\_

or

Actual Value \$377,000.00

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 Recent Purchase Price

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.

  
20171004000362260 2/2 \$395.00  
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10/04/2017 12:40 46 PM FILED/CERT

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 of the assessor's current market value.

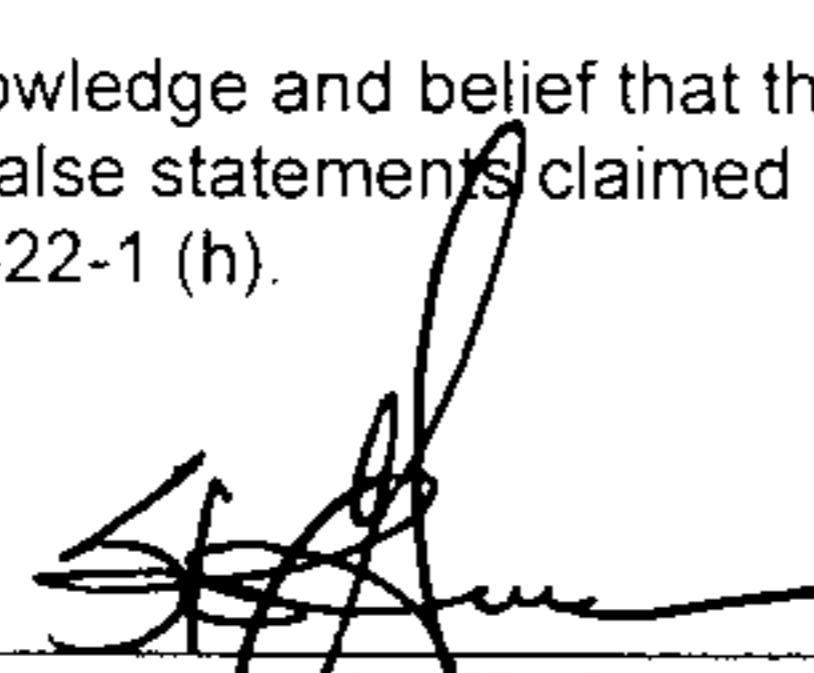
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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).

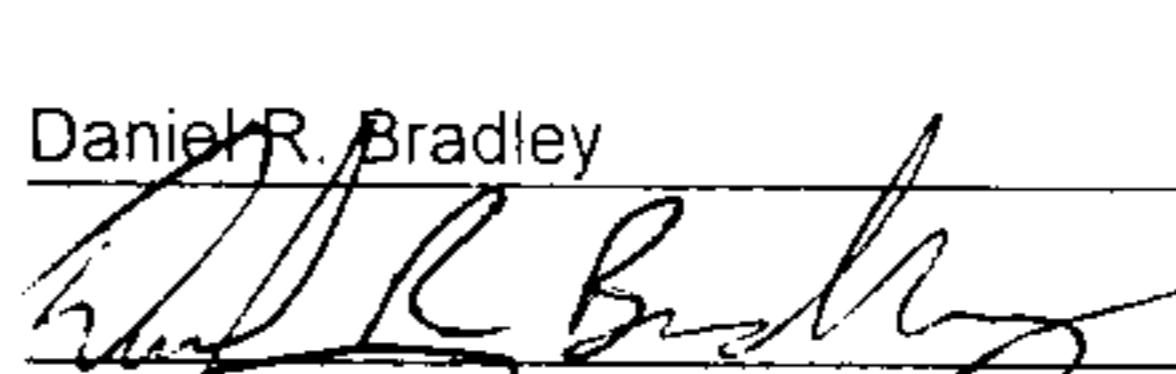
Date May 03, 2017

Print Daniel R. Bradley

Unattested

Sign 

(verified by)

  
(Grantor/Grantee/Owner/Agent) circle one