



20171025000387070 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
10/25/2017 11:31:41 AM FILED/CERT

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To:  
David D. House  
Brittany C. House  
58 Co Rd 250  
Cleaton, AL 35046

**WARRANTY DEED**  
**JOINT WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA            )  
  )     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY         )

That in consideration of TWELVE THOUSAND and 00/100 Dollars (\$12,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Harold Wade Edwards, a single individual, as to Parcel I and Patricia A. West and Carlton L. West, wife and husband, as to Parcel II, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto David D. House and Brittany C. House, husband and wife, (herein referred to as GRANTEES, as Joint Tenants with Right of Survivorship), for and during their joint lives 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:

See Attached Exhibit "A" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2018 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

Harold Wade Edwards is the surviving grantee of that certain deed recorded at Instrument #20030808000519390; Delores C. Edwards having died on or about May 5, 2017.

\$12,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.  
And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their 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, We hereunto set our hand and seal on this the 20th day of October, 2017.

Harold W Edwards  
Harold Wade Edwards

Patricia A. West  
Patricia A. West

Carlton L. West  
Carlton L. West

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold Wade Edwards, 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, this 20th day of October, 2017.

  
NOTARY PUBLIC

My Commission Expires 8-25-19

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patricia A. West and Carlton L. West, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 20th day of October, 2017.

  
NOTARY PUBLIC

My Commission Expires 8-25-19



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EXHIBIT "A"

Legal Description:

Parcel I

Begin at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, thence Easterly along the South line of SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Sec. 20, 224.0' to a point on the South side of a paved public road, thence 112 degrees 30 minutes left and run Northwesterly 490.0' to a point at the top of a small ridge, thence 108 degrees 34 minutes 46 seconds left and run Southwesterly along the top of said ridge 178.0' to a point, thence 65 degrees 08 minutes 39 seconds left and run Southeasterly 349.66' to the point of beginning, containing 1.81 acres, less and except the right of way, prescriptive in nature, of a public road as shown on the plat.

Parcel II

Begin at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, thence Westerly along the said South line of said Southwest Quarter of the Northeast Quarter 414.0' to a point on the West side of a small creek or branch, thence 90 degrees 0 minutes right and run Northerly 60.0' to a point, thence 48 degrees 55 minutes 14 seconds right and run Northeasterly across said branch and along the top of a ridge a distance of 419.62' to a point, thence 114 degrees 51 minutes 21 seconds right and run Southeasterly 349.66' to the point of beginning, containing 1.81 acres, less and except the right of way, prescriptive in nature, of a graveled public road.



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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 Harold Wade Edwards  
Mailing Address Patricia West + Carlton West  
2539 Old Rocky Ridge Rd  
Birmingham, AL 35216

Grantee's Name David D House  
Mailing Address Brittany C. House  
58 Co Rd L50  
Clanton, AL 35046

Property Address See legal description  
on deed

Date of Sale 10-20-17  
Total Purchase Price \$ 12,000.00  
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 10-20-17

Print Greg Herstein

Unattested \_\_\_\_\_

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

