

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

20171102000397380
11/02/2017 09:37:26 AM
DEEDS 1/3

Send Tax Notice To:

Maurice Fitz-Gerald
3516 Chickering Cir.
Bham AL 35242

**GENERAL WARRANTY DEED
With Right of Survivorship**

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF Three Hundred Twenty-Seven Thousand Five Hundred Dollars and NO/100 (\$327,500.00) to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Woodford W. Dinning, Jr., a MARRIED person conveying property that is not his homestead nor that of his spouse, (herein referred to as Grantor), grant, sell, bargain and convey unto, Maurice J. Fitz-Gerald and Janet L. Fitz-Gerald (herein referred to as Grantee whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 10, Block 7, according to the survey of Applecross, a Subdivision of Inverness, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama.

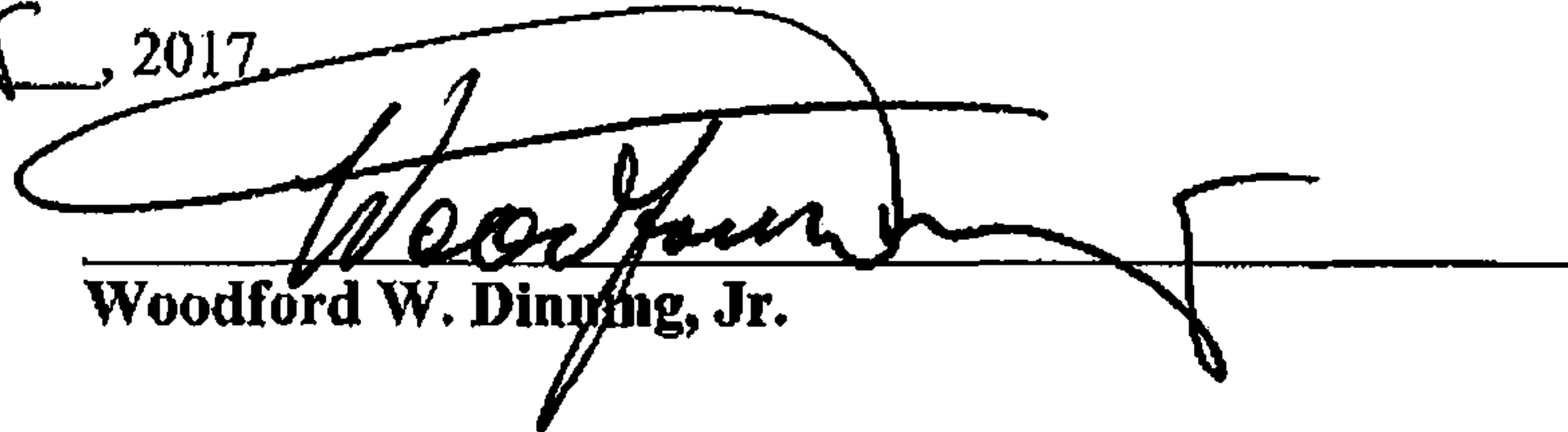
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$334,541.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees 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 I do for myself, and my heirs executors and administrators covenant with the said Grantee(s), their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my 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, the undersigned GRANTOR has hereunto set his/her hand and seal,
this 30th day of October, 2017.

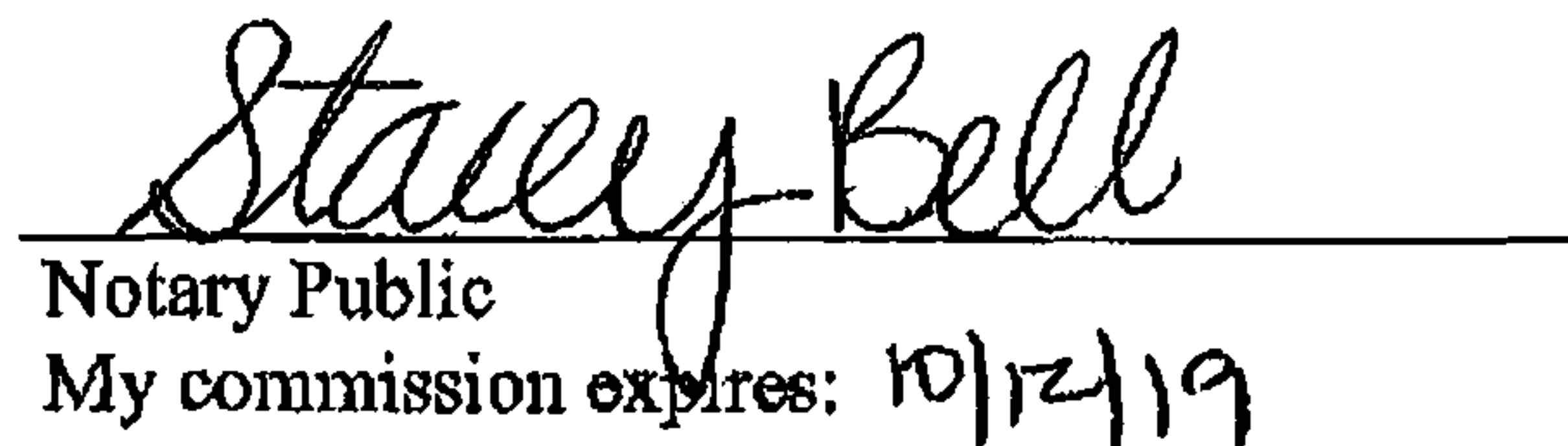

Woodford W. Dinning, Jr.

STATE OF Alabama
COUNTY OF Marion

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Woodford W. Dinning, Jr. whose name is signed to the foregoing deed and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of October, 2017.




Notary Public
My commission expires: 10/12/19

Real Estate Sales Validation Form

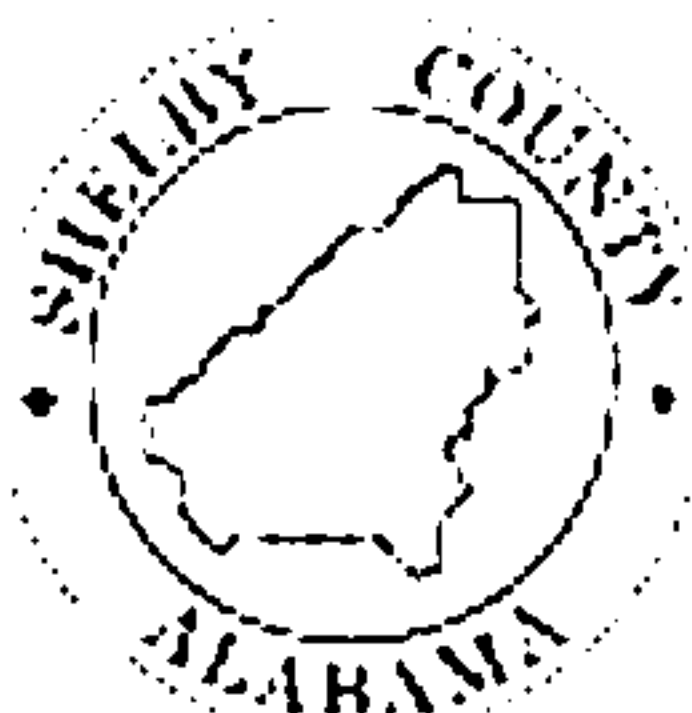
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Woodford W. Dinning, Sr. Grantee's Name Maurice Fitz-gerald
 Mailing Address Post Office Drawer 740 Mailing Address 3516 Chickering Cir.
Demopolis, AL 36732 Bham AL 35241

Property Address 3516 Chickering Cir. Date of Sale 10/31/17
Bham AL 35242 Total Purchase Price \$ 327,500
 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 document is not required)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement



Not Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/02/2017 09:37:26 AM
 \$22.00 DEBBIE
 20171102000397380

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 10/31/17

Print Shannon Cull

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one