

Title Not Examined

20171127000424470 1/3 \$104.50
Shelby Cnty Judge of Probate, AL
11/27/2017 01:00:43 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

SEND TAX NOTICE TO:

Betty H. Ward

1997 Mountain Laurel Lane

Hoover, AL 35244

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the payment of TEN and no/100 (\$10.00) DOLLARS to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **BETTY H. WARD**, and unmarried woman (herein referred to as Grantor), do grant, bargain, sell and convey unto **BETTY H. WARD** and **PATRICK EUGENE MCQUEEN** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12-A, according to the Resurvey of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 and Recreational Area of Davenport's Addition to Riverchase West Sector 2, as recorded in Map Book 8, page 40, in the Probate Office of Shelby County, Alabama.

Property Address: 1997 Mountain Laurel Lane, Hoover, AL 35244

Parcel I.D.: 11-6-24-0-002-002.009

Subject to current taxes, restrictions, building lines, easements and rights-of-way, and any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted or granted herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns, forever: it being the intention of the parties to this conveyance that in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.


And I do, for myself and for my heirs, executors, and administrators, covenant with the said Grantees, 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 a 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, I have hereunto set my hand and seal this 21st day of November, 2016.

Betty H. Ward
BETTY H. WARD

STATE OF ALABAMA)

JEFFERSON COUNTY)

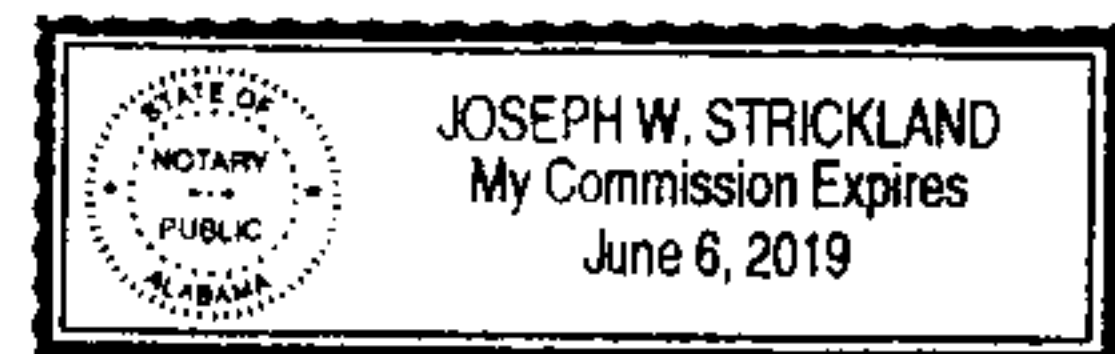

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I, Joseph W. Strickland, a Notary Public in and for said County, in said State, hereby certify that **BETTY H. WARD**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November, 2016.

Notary Public: Joseph W. Strickland
My commission expires 6/06/2019

This instrument prepared by:
Joseph W. Strickland
GLOOR & STRICKLAND, LLP
100 Williamsburg Office Park, Suite 100
Birmingham, Alabama 35216





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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	<u>Betty H. Ward</u>	Grantee's Name	<u>Betty H. Ward, et al.</u>
Mailing Address	<u>1997 Mountain Laurel Lane</u> <u>Hoover, AL 35244</u>	Mailing Address	<u>1997 Mountain Laurel Lane</u> <u>Hoover, AL 35244</u>
Property Address	<u>1997 Mountain Laurel Lane</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>11/21/2016</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>167,000</u> <u>1/2 INTEREST</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Shelby Co Tax Assessor</u>
<input type="checkbox"/> Closing Statement	

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 1/13/2017

Print Joseph W. Strickland, Atty

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1