

**WARRANTY DEED RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Fifteen Thousand and 00/100 (\$15,000.00)** and other good and valuable consideration to the undersigned Grantor, **Elisa A. Mejia and Eugenia A. McWilliams, Trustees, under the Mejia Living Trust, dated August 20, 2014** thereto and any amendments thereto in hand paid by **Clyde H. Perry, Jr. and Jane H. Perry** the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents, does hereby grant, bargain, sell and convey unto **Clyde H. Perry, Jr. and Jane H. Perry** hereinafter called Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following property situated in Shelby County, Alabama, to-wit:

Commence at the NW Corner of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; thence SOO degrees 00'00"E, a distance of 1153.17 feet to the Northerly R.O.W. line of Carter's Lane; thence N82 degrees 49'50"E and along said R.O.W. line, a distance of 20.10 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 74.92 feet; thence N11 degrees 56'32"W and leaving said R.O.W. line, a distance of 87.25 feet; thence N00 degrees 09'31" W, a distance of 75.81 feet; thence N76 degrees 06'00"W, a distance of 57.76 feet; thence S00'00'00"E, a distance of 184.40' to the POINT OF BEGINNING.

TOGETHER with the right to use the 20 foot wide alley lying West of and adjacent to the above described property for ingress and egress to the above described land which said easement shall run with the land, as recorded in Inst. #20140825000266900, in the Office of the Judge of Probate of Shelby County, Alabama.

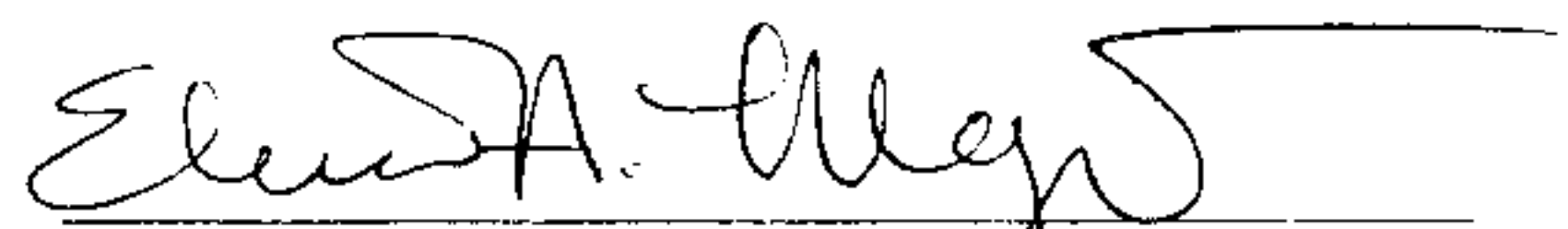
1. Subject to Ad Valorem taxes for 2018 and thereafter.
2. Subject to Easements,, restrictions, rights of way, conditions and building setback lines of record, it any

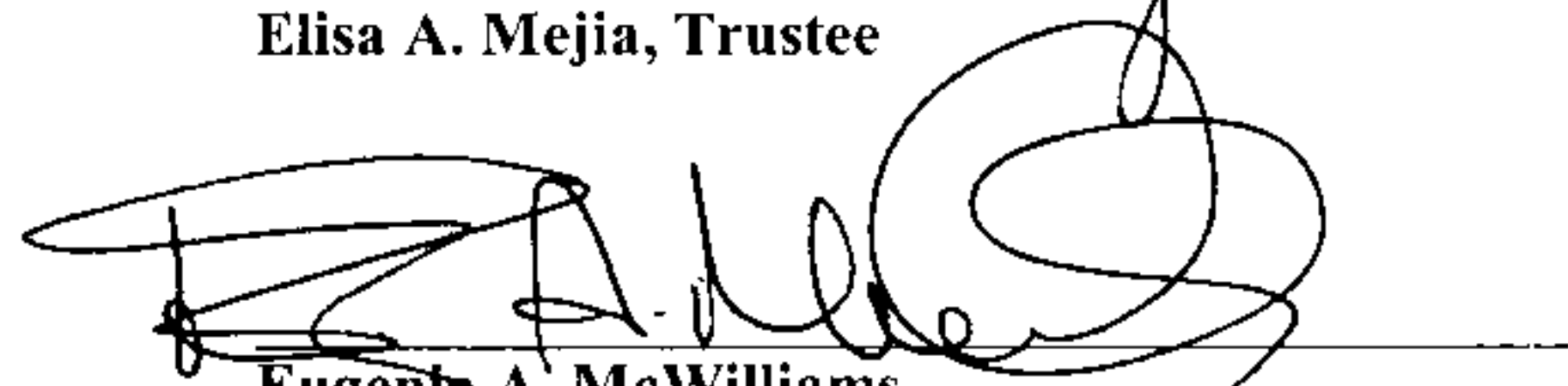
To Have and To Hold, the aforegranted property together with all and singular the improvements thereon and the rights and appurtenances thereto in anywise belonging to the said Grantees during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and its purchasers or assigns, Grantors hereby covenants with the said Grantees and its purchasers or assigns, that Grantors is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrance; that it has a good right to sell and convey the same to the said Grantees herein, and that Grantors will warranty and defend the premises to the said Grantees and its purchasers or assigns, against the lawful claims and demands of all persons claiming the same by, through, or under Grantors.

Given under our hand and seal this 6th day of December, 2017.

**Elisa A. Mejia and Eugenia A. McWilliams, Trustees, under the Mejia Living Trust, dated August 20, 2014 thereto and any amendments thereto**

Shelby County, AL 12/20/2017  
State of Alabama  
Deed Tax \$15.00

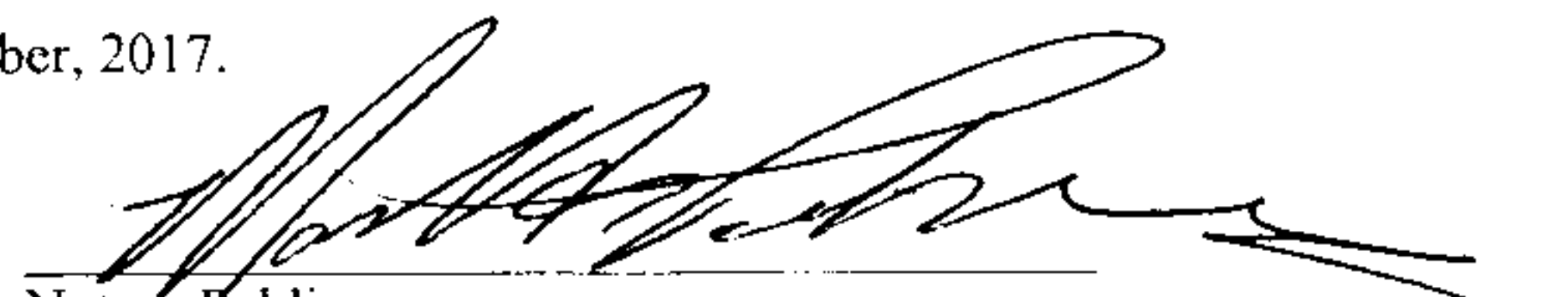
  
Elisa A. Mejia, Trustee

  
Eugenia A. McWilliams

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for the State and County, do hereby certify that **Elisa A. Mejia and Eugenia A. McWilliams, Trustees, under the Mejia Living Trust, dated August 20, 2014** thereto and any amendments thereto , whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, executed the same.

Given under my hand and seal this 6th day of December, 2017.

  
Notary Public  
My Commission expires: 3-10-2021

Send Tax Notices to:

**Clyde H. Perry, Jr. and Jane H. Perry**  
806 Saulter Road  
Homewood, Alabama 35209

Prepared By:  
Mark A. Pickens  
Attorney at Law  
Post Office Box 26101  
Birmingham, AL 35260  
MAP# 17-0159



# 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>Mejia Living Trust</u>	Grantee's Name	<u>Clyde H. Perry Jr</u>
Mailing Address	<u>dated Aug 20, 2014</u> <u>1425 Blenheim Place</u> <u>Birmingham AL 35213</u>	Mailing Address	<u>James H. Perry</u> <u>804 Sawiter Rd</u> <u>Homewood AL 35209</u> <u>Dec 6, 2017</u>
Property Address	<u>108 Carter Lane</u> <u>Columbiana AL</u> <u>35057</u>	Date of Sale	<u>15000.00</u>
		Total Purchase Price	\$ <u>15000.00</u>
		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

  
20171220000453540 2/2 \$33.00  
Shelby Cnty Judge of Probate, AL  
12/20/2017 01:55:09 PM FILED/CERT

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 Dec 6, 2017

Print MARK A. PERRY JR

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one