

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Robb C. Carter
530 Indian Crest Drive
Indian Springs, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Twenty Two Thousand and 00/100 Dollars (\$222,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

LaVerne Ramsey, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Robb C. Carter and Megean D. Carter

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

see Exhibit "A" attached hereto

Subject to: (1) 2018 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

Laverne Ramsey is the surviving grantee of deed recorded in Instrument No. 1999-14555 and Book 254, Page 748, in the Probate Office of Shelby County, Alabama; the other grantee, William T. Ramsey, Jr. having died on or about February 17, 2012.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

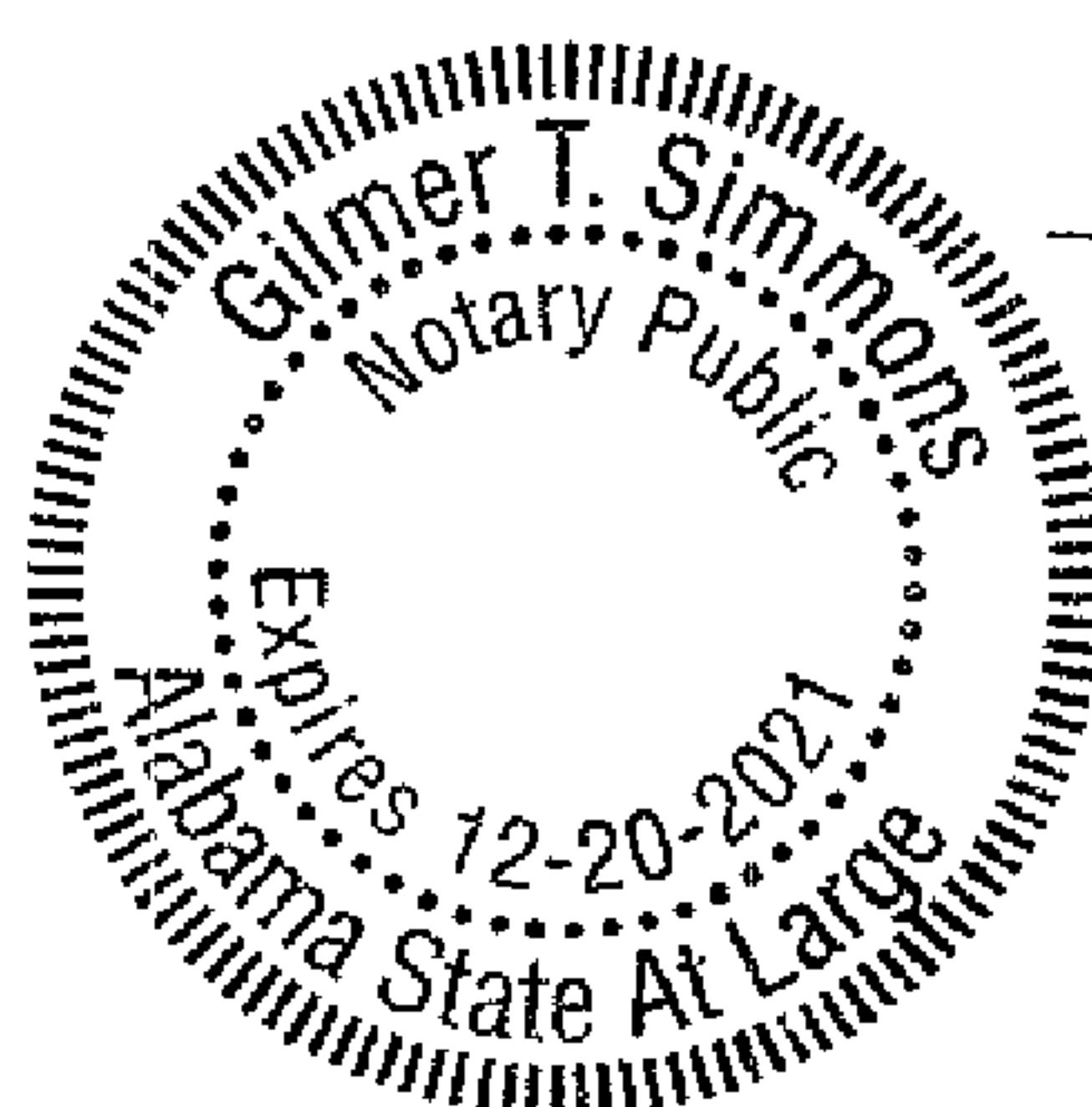
IN WITNESS WHEREOF, I have set my hand and seal, this **31st day of January, 2018**.

LaVerne Ramsey (Seal)
LaVerne Ramsey

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **LaVerne Ramsey** 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 **31st day of January, 2018**.



Gilmer T. Simmons
Notary Public: Gilmer T. Simmons
My Commission Expires: 12/20/2021

EXHIBIT A

Lot 1, Indian Crest Drive Subdivision, an unrecorded plat, being more particularly described as follows:
Commence at a 3 inch capped iron being the southeast corner of the northwest 1/4 of the northeast 1/4 of Section 29, Township 19 S., Range 2 W., Shelby County, Alabama and thence run in a northerly direction along the quarter line for a distance of 457.06 feet to a #4 rebar being the Point of Beginning; thence continue in a northerly direction along last mentioned course for a distance of 127.87 feet to a point; thence turn an interior angle to the right of 90° and run in a westerly direction for a distance of 467.56 feet to a point; thence turn an interior angle to the right of 133° 01' 00" and run in a southwesterly direction for a distance of 336.94 feet to a point; thence turn an interior angle to the right of 142° 28' 30" and run in a southerly direction for a distance of 53.99 feet to a point; thence turn an interior angle to the right of 84° 30' 02" and run in an easterly direction for a distance of 618.52 feet to a point; thence turn an interior angle to the right of 116° 02' 27" and run in a northeasterly direction for a distance of 191.58 feet to the point of beginning. Containing 3.99 acres.

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **LaVerne Ramsey**

Date of Sale: **January 31st, 2018**

Mailing Address: **530 Indian Crest Drive**

Indian Springs, Alabama, 35124

Total Purchase Price: **\$222,000.00**

Or

Actual Value:

Property Address: **530 Indian Crest Drive**

\$ _____

Indian Springs, Alabama, 35124

Or

Assessor's Market Value: \$ _____

Grantee Name: **Robb C. Carter**

Grantee Name: **Megean D. Carter**

Mailing Address: **3231 Cornwall Dr.**

Birmingham, AL, 35226

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

____ Appraisal

____ Sales Contract

____ Other _____

XX 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 Section 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 Section 40-22-1 (h).

Date: **January 31st, 2018** Print: Gilmer T. Simmons

____ Unattested

(verified by)

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/12/2018 02:06:25 PM
\$243.00 CHERRY
20180212000045530

[Signature]