


TITLE NOT EXAMINED
LEGAL DESCRIPTION FURNISHED BY GRANTOR
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by
Joel C. Watson, Attorney at Law
1240 1st N Suite 102
Alabaster, Alabama 35007


20180227000062840 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
02/27/2018 01:40:36 PM FILED/CERT

WARRANTY DEED, TO INDIVIDUALS WITH RIGHT OF SURVIVORSHIP,

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND DOLLARS AND NO/100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

JACOB HIAL MYERS, A SINGLE MAN (herein referred to as grantors) do grant, bargain, sell and convey unto

DONALD H. MYERS JR. AND MICHELLE T. MYERS (herein referred to as Grantee) the following described real estate, IN SHELBY COUNTY, ALABAMA to wit:

LOTS 19, BLOCK 6, ACCORDING TO THE SURVEY OF SOUTHWIND, SECOND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 106 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to Easements, Restrictions and Rights of Way of record.

TO HAVE AND TO HOLD, to the said GRANTEES in fee simple, and to the heirs and assigns of such GRANTEES forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives 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.

That I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
27th day of February, 2018.

Shelby County, AL 02/27/2018
State of Alabama
Deed Tax: \$5.00

WITNESS:

Grantor

Grantor

Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD H. MYERS JR. AND MICHELLE T. MYERS whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of February A.D. 2018.

Kay Barker
NOTARY PUBLIC



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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 Jacob H. Myers
Mailing Address 1245 Tahiti Circle
Alabaster, AL
35007

Grantee's Name Donald Hal Myers Jr. / Michelle T. Myers
Mailing Address 1245 Tahiti Circle
Alabaster, AL
35007

Property Address 1245 Tahiti Circle
Alabaster, AL
35007

Date of Sale _____
Total Purchase Price \$ 5,000
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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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 2/27/18

Print Michelle T. Myers

Unattested

(verified by)

Sign

Michelle T. Myers

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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