


This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2018168

Send Tax Notice To: Joan Neill
Jimmy Neill
AL


20180410000118960 1/2 \$313.00
Shelby Cnty Judge of Probate, AL
04/10/2018 10:39:52 AM FILED/CERT

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Ninety Five Thousand Dollars and No Cents (\$295,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jerry D. Pittman and Rhonda M. Pittman, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joan Neill and Jimmy Neill**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 4025 Bent River Lane, Birmingham, AL 35242**; to wit;

LOT 26, ACCORDING TO THE MAP AND SURVEY OF BENT RIVER COMMONS, 1ST SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

1. **Property Taxes for 2018, and subsequent years.**
2. **Minerals and mining rights not owned by Grantor.**
3. **Sink Hole Prone Areas**
4. **All covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of March, 2018.


Jerry D. Pittman


Rhonda M. Pittman

State of Alabama

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Jerry D. Pittman and Rhonda M. Pittman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance herein, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2018.


Notary Public, State of Alabama

Stuart J. Garner

My Commission Expires: August 19, 2021

Shelby County, AL 04/10/2018
State of Alabama
Deed Tax: \$295.00

Real Estate Sales Validation Form

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

Grantor's Name	Jerry D. Pittman Rhonda M. Pittman	Grantee's Name	Joan Neill Jimmy Neill
Mailing Address	 AL	Mailing Address	 AL
Property Address	4025 Bent River Lane Birmingham, AL 35242	Date of Sale	March 30, 2018
		Total Purchase Price	\$295,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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.

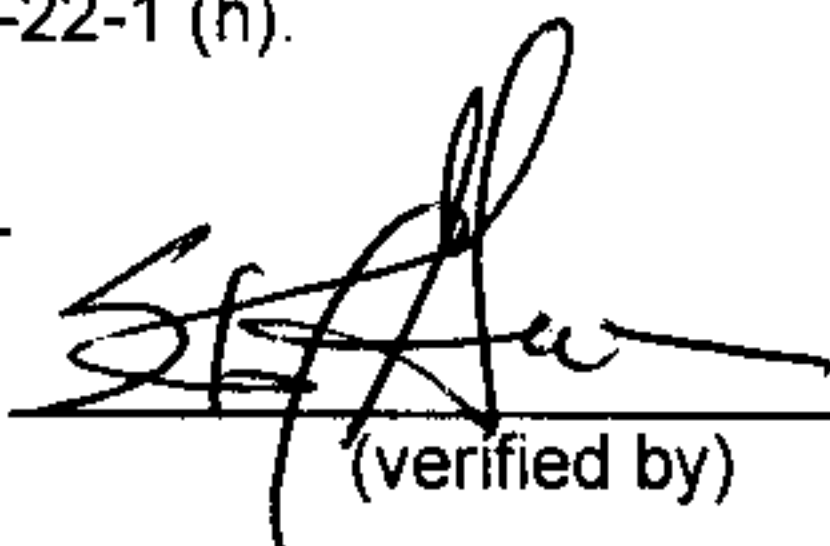
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 March 29, 2018

☐ Unattested


(verified by)

Print Jerry D. Pittman

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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