

This instrument was prepared by:

Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:

James Eric Pilkinton
Jessica Weiss Pilkinton
127 Hayesbury Ct.
Pelham, AL 35124

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty-Four Thousand, Five Hundred & No/100 (\$134,500.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Elizabeth Marie Lauderdale, a married woman and Richard J. Enders, a married man** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **James Eric Pilkinton and Jessica Weiss Pilkinton**, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 78, according to the Survey of Hayesbury, Phase 1, according to the plat thereof recorded in Map Book 28, Page 89, in the Probate Office of Shelby County, Alabama.

The property conveyed herein is not the homestead of Elizabeth Marie Lauderdale nor that of her spouse.

The property conveyed herein is not the homestead of Richard J. Enders nor that of his spouse.

Elizabeth Marie Lauderdale is one and the same person as Elizabeth Enders.

SUBJECT TO:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

\$132,063.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 4th day of June, 2018.

Elizabeth Marie Lauderdale (SEAL)
Elizabeth Marie Lauderdale

Richard J. Enders (SEAL)
Richard J. Enders

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Elizabeth Marie Lauderdale and Richard J. Enders**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, 2018.

Mark E. Gualano
Notary Public

Mark E. Gualano

My commission expires: 7/28/21

Mark Edward Gualano
NOTARY PUBLIC
ALABAMA STATE AT LARGE
My Commission Expires July 28, 2021

Real Estate Sales Validation Form

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

Grantor's Name	Elizabeth Marie Lauderdale Richard J. Enders	Grantee's Name	James Eric Pilkinton Jessica Weiss Pilkinton
Mailing Address	 AL	Mailing Address	127 Hayesbury Ct. Pelham AL 35124
Property Address	127 Hayesbury Ct. Pelham, AL 35124	Date of Sale	June 04, 2018
		Total Purchase Price	\$134,500.00
		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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 June 04, 2018

Print Elizabeth Marie Lauderdale

Unattested

(verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/05/2018 02:09:17 PM
\$23.50 CHARITY
20180605000197350

