

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Sent Tax Notice to:
Sarah Ritchey Eldridge
Michael Edwards Eldridge
419 Heatherwood Drive
Hoover AL 35244

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Four Hundred Nineteen Thousand And 00/100 (\$419,000.00) and other good and valuable considerations to the undersigned, Elizabeth B. Sartain, a widow (hereinafter referred to as the "Grantors"), in hand paid by Sarah Ritchey Eldridge and Michael Edwards Eldridge, (hereinafter referred to as the "Grantee"), as joint tenants with right of survivorship, the receipt of which is hereby acknowledged, the said Grantors does by these presents, grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama:

Lot 13, according to the survey of Heatherwood, 4th Sector, as recorded in Map Book 9. Pages 161-163 in the Probate Office of Shelby County, Alabama.


This property is not the homestead of the grantor.

Grantee Robert M. Sartain in deed dated May 27, 1986 and recorded July 14, 1986 in the Shelby County Judge of Probate records in Book # 080 Page 539 dies August 5, 2011.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Subject to any easements, rights of ways, building lines, zoning ordinances, restrictions, covenants, conditions, reservations and limitations affecting the land.
4. Subject to the By-Laws and any amendments there to of the Heatherwood Homeowners Association, Inc.
5. Subject to such state of facts as shown on the Plat of Heatherwood 4th Sector, as recorded in Map Book 9, Page 161 in the Probate Office of Shelby County, Alabama, including building and setback lines of 35 feet.
6. Right of Way Agreement for Underground Residential Distribution System granted to Alabama Power Company as recorded in Real Volume 100, Page 900 and Real Volume 93, Page 103, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Subject to covenants, conditions, and restrictions [deleting therefrom any restrictions indicating preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status, or national origin] as set forth in the document recorded in Real 71, Page 737, in the Probate Office of Shelby County, Alabama.
8. Rights of Way to Alabama Power Company as recorded in Real Book 84, Page 162 and Real Book 100, Page 909, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions, or any other known or unknown surface or subsurface conditions that

Shelby County, AL 07/02/2018
State of Alabama
Deed Tax: \$84.00


20180702000234350 1/3 \$105.00
Shelby Cnty Judge of Probate, AL
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may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 9, Page 161, in said Probate Office.

10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, as recorded in Real 76, Page 745 and including release of damages, as recorded in Real 106, Page 399 and Real 329, Page 229.
11. Rights of parties in possession
12. Restrictions as shown on recorded plat.

\$_____ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said 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 thereby 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 the Grantors do, for his/herself and his/her heirs and assigns, covenant with the said Grantee that Grantors are lawfully seized of said premises in fee simple, that it is free from all encumbrances except as hereinabove stated, that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and his/her heirs and assigns shall, warrant and defend the same unto the said Grantee, his/her successors and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, the said Grantors, have hereto set its signature and seal, this the 29th day of June, 2018.

Elizabeth E. Sartain (SEAL)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elizabeth E. Sartain, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of June, 2018.



[Signature]
NOTARY PUBLIC
My Commission Expires: 7-19-2020
AFFIX SEAL

2018-000370

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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 Robert M. Sartain and Elizabeth B. Sartain
Mailing Address 493 Heatherwood Drive, Hoover, AL 35244

Grantee's Name Sarah Ritchey Eldridge and Michael Edwards Eldridge
Mailing Address 419 Heatherwood Dr Hoover AL 35244

Property Address 493 Heatherwood Drive Hoover, AL 35244

Date of Sale 06/29/2018
Total Purchase Price \$419,000.00
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)

☐ 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 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 06/29/2018

☐ Unattested
(verified by)

Print Sarah Ritchey Eldridge
Sign Sarah Ritchey Eldridge
(Grantor/Grantee/Owner/Agent) circle one



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