20180703000235470 07/03/2018 07:04:27 AM DEEDS 1/3

This instrument was Prepared by:

D Barron Lakeman, LLC 1710 Catherine Court Unit C Auburn, AL 36830 Send Tax Notice To: Fernanda M. Moser Pamela Moser 209 Park Place Way Alabaster, AL 35007

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

File No.: 180232

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Michael Mathews, a married man, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Fernanda M. Moser and Pamela Moser, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 209 Park Place Way, Alabaster, AL 35007; to wit;

Lot 30, according to the Survey of Park Place, First Addition, Phase I, as recorded in Map Book 15, Page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

THE ABOVE REFERENCED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$130,494.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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.

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s	s) this the <u>Suth</u> day of
Llida Nort	
Michael Mathews	
State of Levision ~	
County of Laforett	
Michael Mathews, whose name(s) is/are signed to the foregoing conveyance, me, acknowledged before me on this day that, being informed of the contents	. and Who is/are known to
they executed the same voluntarily on the day the same bears date.	
Given under my hard and official seal this the <u>みら</u> day of <u>ブレルユー</u>	
Notary Public/State of Louisee	
My Commission Expires: 4+ Dec +-	
JOHN T. FONSECA NOTARY PUBLIC STATE OF LOUISIANA NOTARY ID NUMBER 05351 NOTARY ID NUMBER 05351	

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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	Michael Mathews	Grantee's Name	Fernanda M. Moser	
Mailing Address	209 Park Place Way	_ Mailing Address	Pamela D. Moser 209 Park Place Way	
	Alabaster, 35007 35007		Alabaster, AL 35007	
Property Address	209 Park Place Way	Date of Sale	June 28, 2018	
	Alabaster, AL 35007	Total Purchase Price	\$135,000.00	
		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: (chone) (Recordation of documentary evidence is not required) Bill of Sale Sales Contract Closing Statement		ing documentary evidence: (check		
If the conveyance of this form is not re	document presented for recordation co equired.	ntains all of the required in	formation referenced above, the filing	
Instructions				
Grantor's name and	d mailing address - provide the name o	of the person or persons co	nveying 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 <u>Code of Alabama 1975</u> § 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 July 02, 2018

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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk (Verified by)
Shelby County, AL

Shelby County, AL' 07/03/2018 07:04:27 AM \$26.00 DEBBIE 20180703000235470 Print Michael Mathews

Sign

(Grantor/Grantee/Owner/Agent) circle one

July 2