

This instrument was prepared by:
Mary Stewart Nelson
224 Century Park South, #224
Birmingham, Alabama 35226

Send tax notice to:
Bernard & Maureen Birkel
179 Creekwater St.
Helena, AL 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

**20180709000243180
07/09/2018 02:15:05 PM
DEEDS 1/3**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, J. Wright Building Company, Inc., an Alabama corporation (herein referred to as grantor, whether one or more), executing this instrument by and through Jeremy Wright, its President, duly authorized, as Grantor, grant, bargain, sell and convey unto Bernard and Maureen S. Birkel, a married husband and wife (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 341, according to the Survey of Creekwater Phase 111A, as recorded in Map Book 46, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes or assessments for the year 2018 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, and rights of way of record

Be it known that \$391,920.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

This conveyance is made with the express reservation and condition that Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor from any and all liability, claims and causes of action, whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over the property herein conveyed, as the case may be, which are caused by, or arise as a result of, past, present, or future soil, subsoil, or other conditions (including, without limitation, sinkholes, underground mines, subsurface waters, and limestone formations) under or on the subject property, whether contiguous or non-contiguous. Grantees acknowledge that they have made their own independent inspections and investigations of the subject property and are purchasing the subject property in reliance upon such inspections and investigations. For purposes of this paragraph, Grantor shall mean and refer to the members, managers, agents, employees, successors, assigns, members,

owners, managers, partners, officers and contractors of Grantor and any successors and assigns of Grantor.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

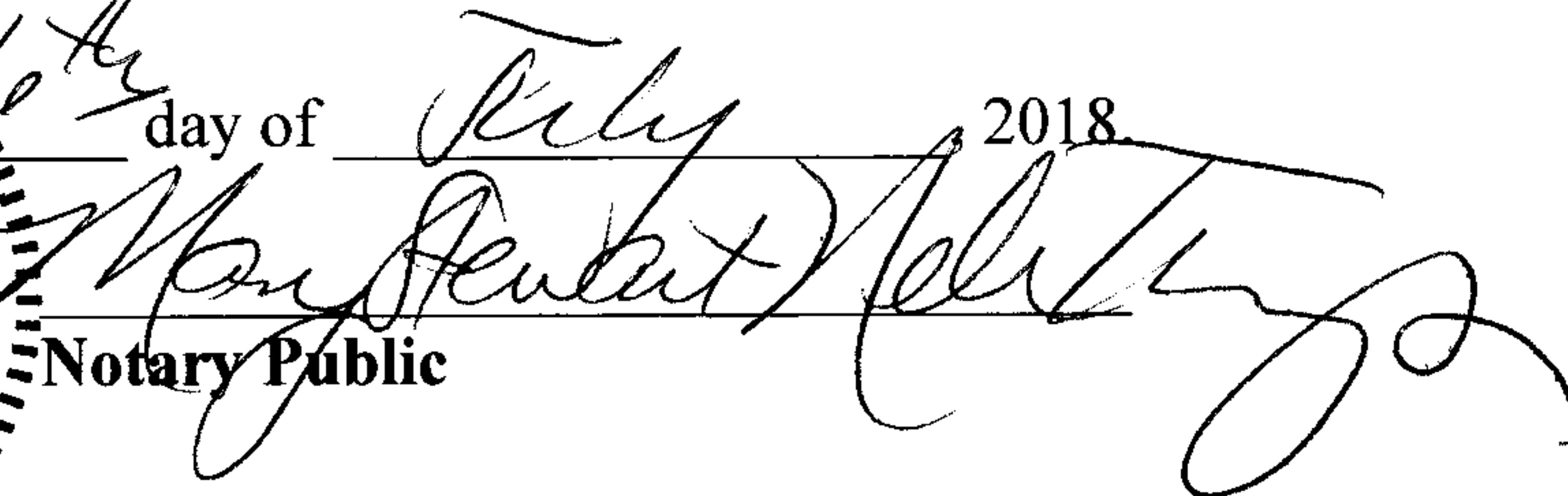
6th In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of July, 2018.

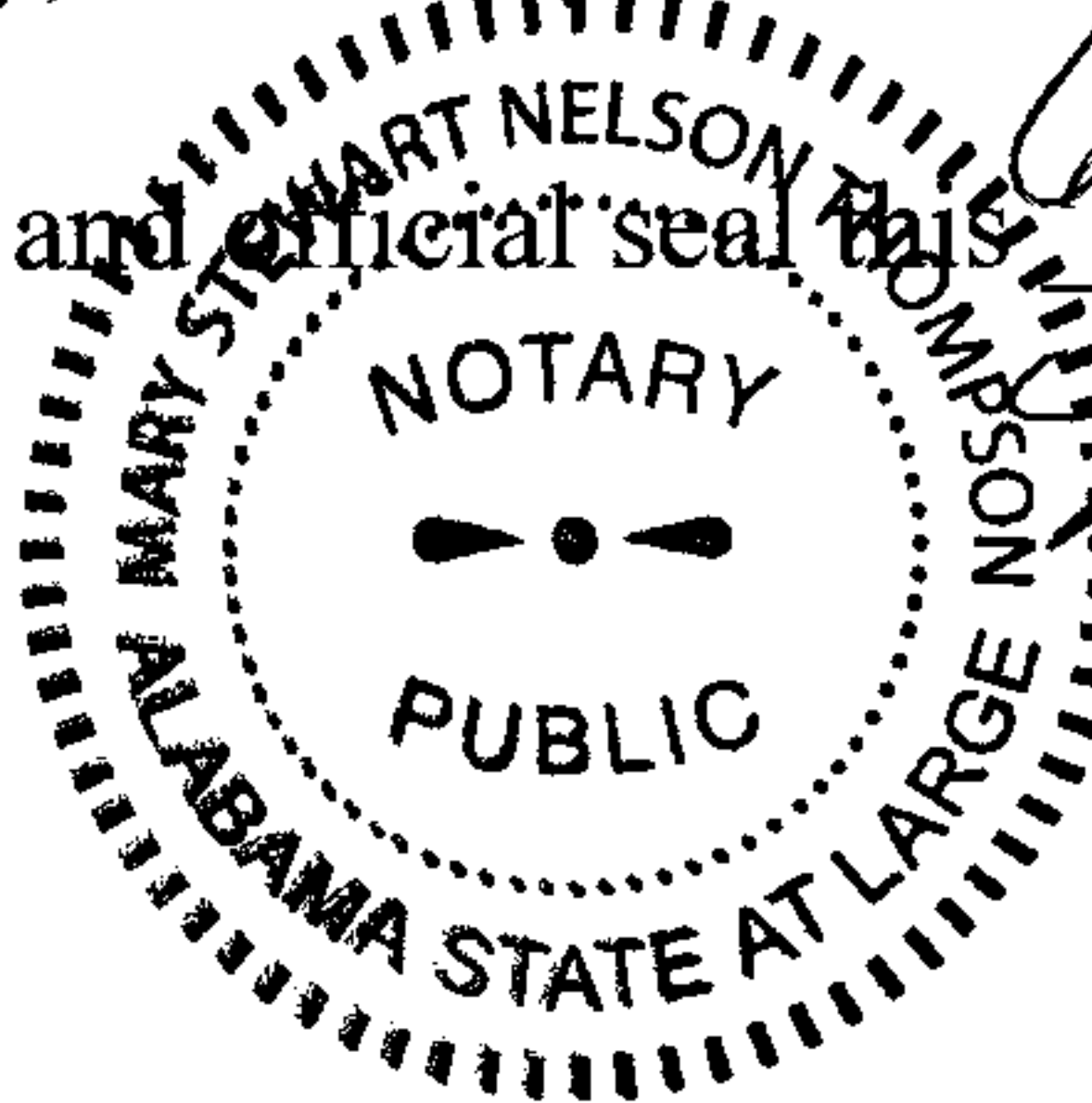
J. Wright Building Company, Inc.

By: 
Jeremy Wright
Its: **President**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Jeremy Wright**, in his representative capacity as President of J. Wright Building Company, Inc., 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 6th day of July, 2018.

Notary Public



(SEAL)

Real Estate Sales Validation Form

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

Grantor's Name J. Wright Building
Mailing Address 850 Corporate Plaza
Ste. 104
Birmingham AL 35242

Grantee's Name Bernard & Maureen Birkel
Mailing Address 179 Creekwater St.
Helena AL 35880

Property Address 179 Creekwater St.
Helena AL 35880

Date of Sale 7-6-18
Total Purchase Price \$ 489,900.00
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
- 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 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 7-6-18

Print Mary Stewart Nelson Thompson
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
sted Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk (verified by)
Shelby County, AL
07/09/2018 02:15:05 PM
\$119.00 DEBBIE
20180709000243180

[Signature]