

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2018250

Send Tax Notice To: William H. Meyer
Lin L. Meyer
114 Hampton Lake Drive
Pelham, AL 35124

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 **Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael D. Jacks and Angela G. Jacks**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William H. Meyer and Lin L. Meyer**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 114 Hampton Lake Drive, Pelham, AL 35124**; to wit;

LOT 70, ACCORDING TO THE SURVEY OF HIGH HAMPTON, SECTOR 2, AS RECORDED IN MAP BOOK 22, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

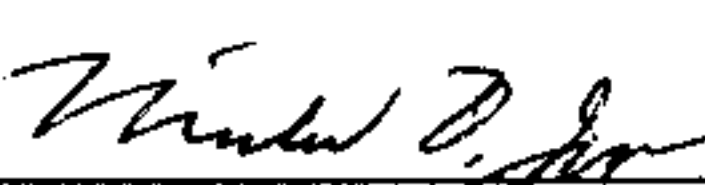
1. **Property Taxes for 2018, and subsequent years.**
2. **Minerals and mining rights not owned by Grantor.**
3. **Restrictive Covenants in #1996-41127; #1999-5581; #1999-13571**
4. **Agreement and Grant of Easement in #1994-06147**
5. **Rights of others to use exclusive easement in Map Book 22, Page 7**


\$110,000.00 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of July, 2018.


Michael D. Jacks


Angela G. Jacks

State of Alabama

Shelby County, AL 08/01/2018
State of Alabama
Deed Tax: \$17.50

County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Michael D. Jacks and Angela G. Jacks, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of July, 2018.


Notary Public, State of Alabama
Stuart J. Garner
My Commission Expires August 19, 2021

\$222,500.00 of the purchase price of the above described property was financed with the proceeds of a second mortgage loan closed simultaneously herewith.

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 D. Jacks
Angela G. Jacks
Mailing Address _____
_____, AL _____
Property Address 114 Hampton Lake Drive
Pelham, AL 35124

Grantee's Name William H. Meyer
Lin L. Meyer
Mailing Address 114 Hampton Lake Drive
Pelham, AL 35124
Date of Sale July 17, 2018
Total Purchase Price \$350,000.00
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
 X Sales Contract Other
 X 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.

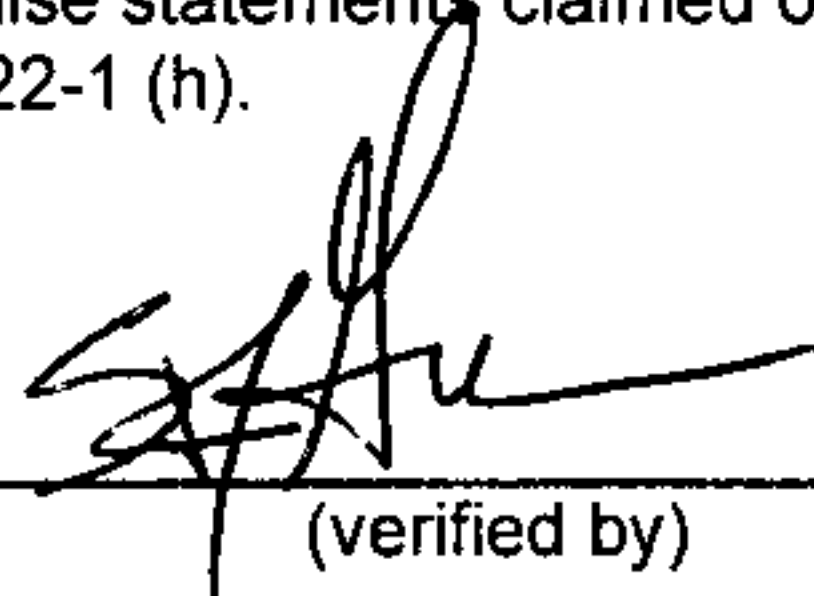
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 July 16, 2018

Print Michael D. Jacks

 Unattested


(verified by)

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

Form RT-1



20180801000274090 2/2 \$35.50
Shelby Cnty Judge of Probate, AL
08/01/2018 02:45:25 PM FILED/CERT