

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Daniel R. Fitzgerald
Lynn B. Fitzgerald
~~XXXXXXXXXXXXXXXXXXXX~~ P.O. Box 640401
~~110 Carriage Creek Path~~
~~Chelsea, AL 35043~~
~~XXXXXXXXXXXX~~ Pike Road, AL 36064

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

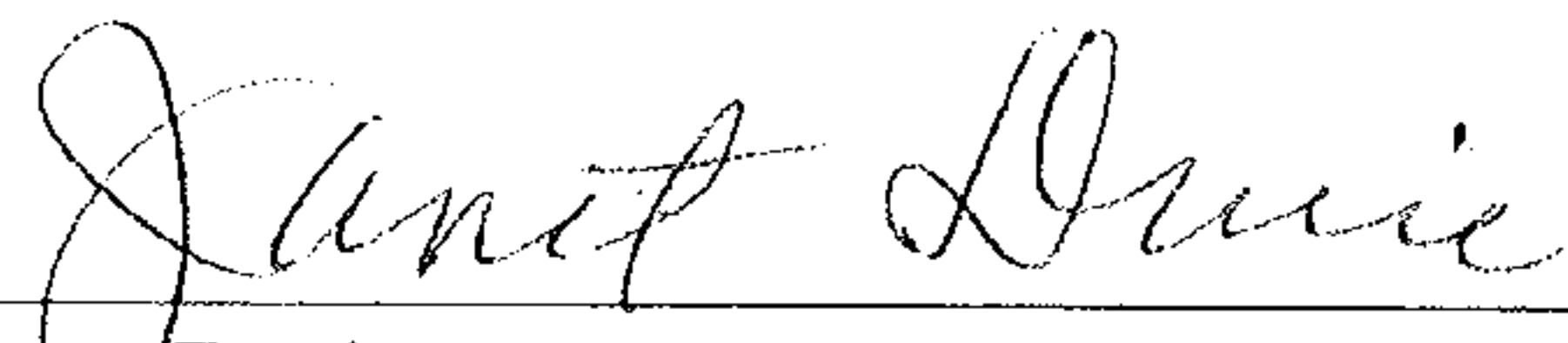
That in consideration of Four Hundred Fifty Thousand and 00/100 (\$450,000.00) Dollars to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Janet Dwire, as Personal Representative of the Estate of Linda Dian Haley**, do hereby grant, bargain, sell and convey unto **Daniel R. Fitzgerald and Lynn B. Fitzgerald**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of August, 2018.



Janet Dwire, as Personal Representative of the
Estate of Linda Dian Haley

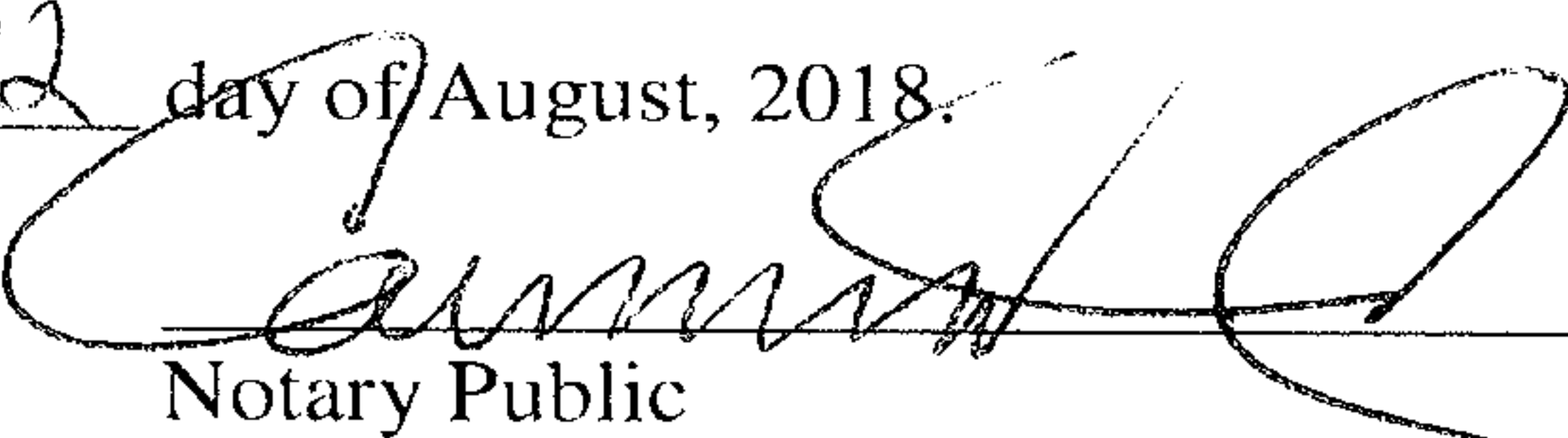
STATE OF TEXAS)

Tarrant COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Janet Dwire, as Personal Representative of the Estate of Linda Dian Haley**, 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of August, 2018.

My Commission Expires: 11/24/19



Notary Public

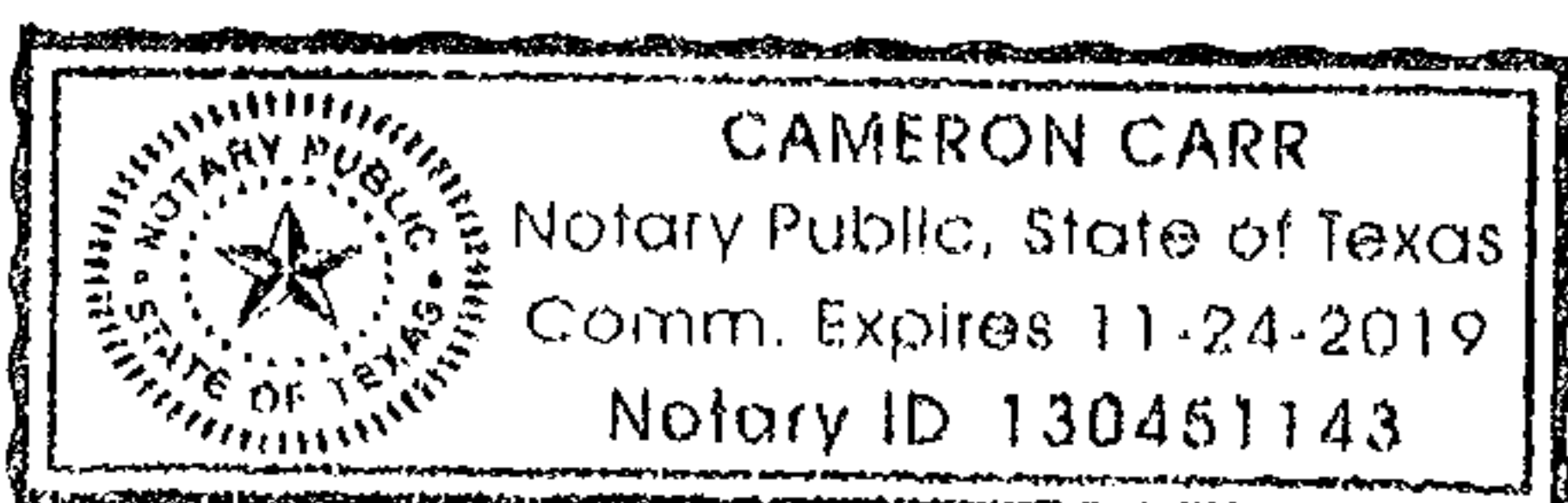


Exhibit "A"

Lot 16, according to the Final Plat of Carriage Creek Subdivision, as recorded in Map Book 35, page 135, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2018 and subsequent years;
2. All easements, rights of way, restrictions, covenants, conditions and building setback lines, as shown on recorded Final Plat of Carriage Creek Subdivision as recorded in Map Book 35, Page 135, in the Probate Office of Shelby County, Alabama;
3. Subject to covenants, conditions, and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20060207000062850 and First Amendment in Instrument No. 20061113000555830, in the Probate Office of Shelby County, Alabama; and
5. Grant of Land Easement and Restrictive Covenants to Alabama Power Company as recorded in Instrument No. 20050801000383440.

Real Estate Sales Validation Form

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

Grantor's Name Janet Dwire, as Personal Representative of the Estate of Linda Dian Haley

Mailing Address 400 Boardman Drive
Chelsea, AL 35043-8211

Grantee's Name Daniel R. Fitzgerald
Lynn B. Fitzgerald

Mailing Address 110 Carriage Creek Path P.O. Box 640401
Chelsea, AL 35043 Pike Road, AL 36064

Property Address 110 Carriage Creek Path
Chelsea, AL 35043

Date of Sale August 24, 2018

Total Purchase Price \$450,000.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/28/2018 11:16:47 AM
5471.00 CHERRY
20180828000308680

Handwritten signature: Allen S. Boyd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

- Bill of Sale
Sales Contract
Closing Statement (checked)
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 August 24, 2018

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one