

20180906000320520  
09/06/2018 02:07:57 PM  
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes Closings, LLC.  
2188 Parkway Lake Drive, Ste. 101  
Hoover, AL. 35244

SEND TAX NOTICE TO:  
Alex Daniel Gold  
172 Branch Drive  
Chelsea, AL 35043

**WARRANTY DEED**  
**Joint Tenants with Rights of Survivorship**

STATE OF ALABAMA                    )  
  )                    KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY                )

That in consideration of the sum of **Two Hundred Fifty-One Thousand and 00/100 Dollars (\$251,000.00)** to the undersigned Grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we

**David Alan Birdsong (being the same as David A. Birdsong) and Vickie Tillman Birdsong (being the same as Vickie T. Birdsong), Husband and Wife**

(herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto

**Alex Daniel Gold (being the same as Alex D. Gold) and Amanda Renee Gold**

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**Lot 46, according to the Map of Brook Chase Estates, Phase I, as recorded in Map Book 21, Page 49, in the Probate Office of Shelby County, Alabama.**


Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

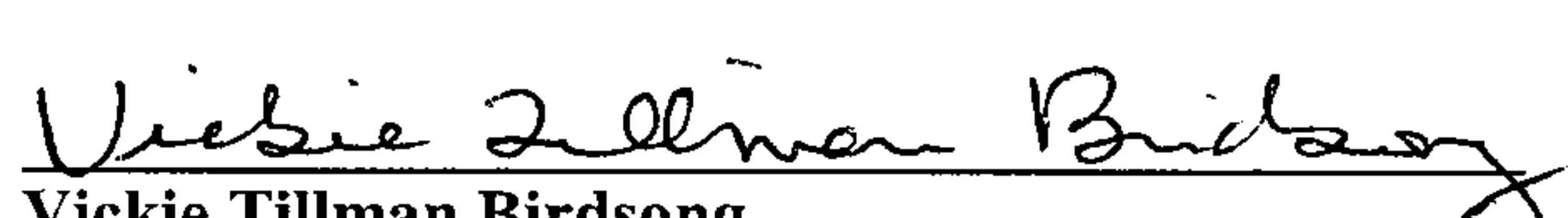
**\$225,900.00** of the consideration was paid from mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

5<sup>th</sup> IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signatures and seals, this the 5<sup>th</sup> day of **September, 2018**.

  
David Alan Birdsong

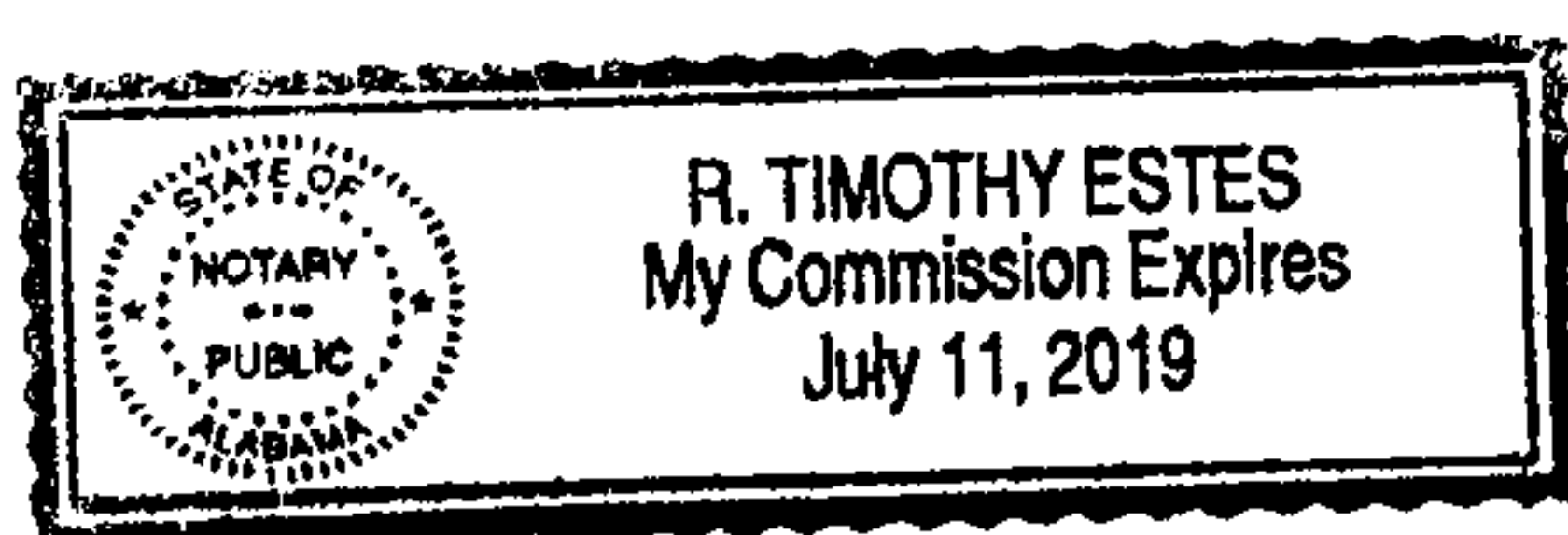
  
Vickie Tillman Birdsong

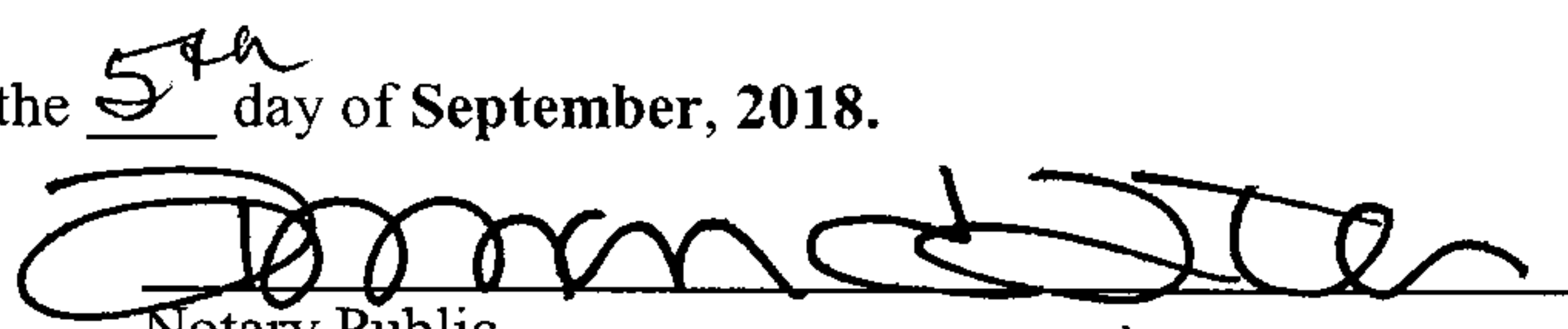
STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David Alan Birdsong and Vickie Tillman Birdsong** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 5<sup>th</sup> day of **September, 2018**.

SEAL



  
Notary Public  
My Commission Expires: 07/11/19

Real Estate Sales Validation Form

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

Grantor's Name	David Alan Birdsong and Vickie Tillman Birdsong	Grantee's Name	Alex Daniel Gold and Amanda Renee Gold
Mailing Address	172 Branch Drive Chelsea, AL 35043	Mailing Address	172 Branch Drive Chelsea, AL 35043
Property Address	172 Branch Drive Chelsea, AL 35043	Date of Sale	September , 2018
		Total Purchase Price	\$251,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

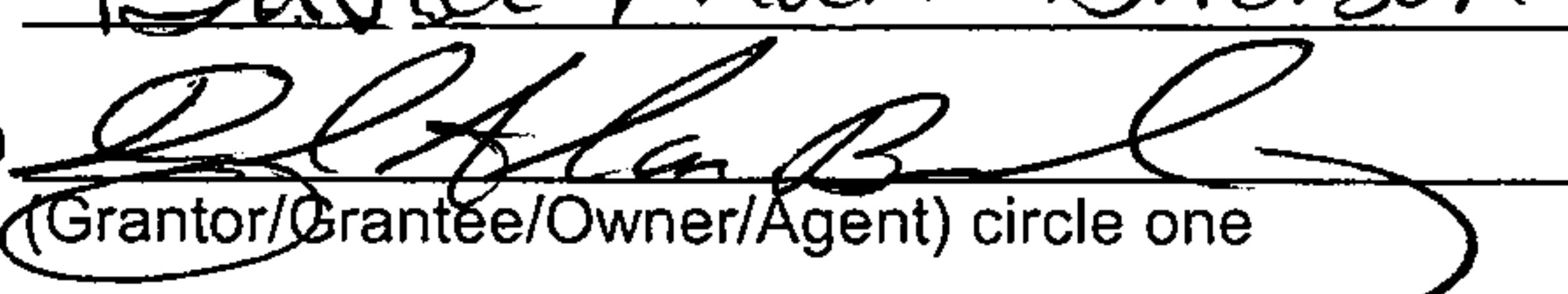
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	September , 2018	Print	David Alan Birdsong
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
09/06/2018 02:07:57 PM  
\$46.50 CHERRY  
20180906000320520

Allen S. Beyle