

THIS INSTRUMENT PREPARED BY:
HILL, HILL & GOSSETT, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
Clint & Tanya Rogers
2829 Pahokey Trace
Birmingham, AL 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Clint L. Rogers**, a married man (herein referred to as Grantor) do grant, bargain, sell and convey unto **Clint L. Rogers** and wife, **Tanya Lavonne Rogers** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Shelby County Sector of Second Sector, Altadena Bend, as recorded in Map Book 5, Page 131, in the Probate Office of Shelby County, Alabama.

DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR TITLE INSURANCE; LEGAL DESCRIPTION FURNISHED BY GRANTOR.

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 for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal this 4th day of September, 2018.


Clint L. Rogers

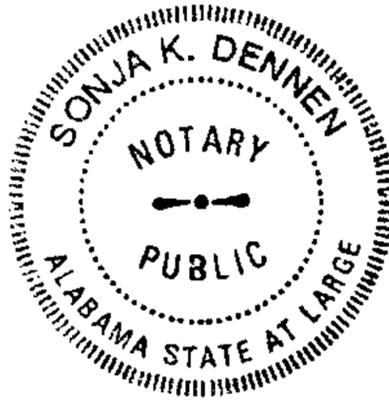
Shelby County, AL 09/11/2018
State of Alabama
Deed Tax: \$69.50


20180911000326220 1/3 \$90.50
Shelby Cnty Judge of Probate, AL
09/11/2018 12:15:56 PM FILED/CERT

STATE OF ALABAMA)
ST. CLAIR COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Clint L. Rogers, 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, he executed the same voluntarily on the day the same bears date.

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



Sonja K. Dennen

Notary Public

My Commission expires: 6/4/2022

20180911000326220 2/3 \$90.50
Shelby Cnty Judge of Probate. AL
09/11/2018 12:15:56 PM FILED/CERT

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name : Clint L. Rogers
2829 Pahokey Drive
Birmingham, AL 35243

Grantees Name: Clint L. & Tanya Lavonne Rogers
2829 Pahokey Drive
Birmingham, AL 35243

Mailing Address : Same

Mailing Address : Same

Property Address: 2829 Pahokey Drive
Bham, AL 35243

Date of Sale: _____

Total Appraised Value \$ 9/6/18 139,000 1/2 = 69,500

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 - Tax
- Other - Add Wife

In 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 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 evidence 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 us 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)

Date : 9/6/18

Print : Clint L. Rogers

Unattested
Verified by:

Sign Clint L Rogers
Grantor

