

STATUTORY WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Seventy Five Thousand Dollars (\$275,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the receipt where is acknowledged I, **Thad G. Long and Carolyn W. Long, Trustees for the benefit of Wilson A. Long, deceased, (now for the benefit of Kacie G. Long) under Trust dated January 2, 1997,** (herein referred to as grantors), grant, bargain, sell and convey unto **Edward J. Norton and Jessica J. Norton,** (herein referred to as grantees), for and during their joint lives, and upon death of either of them, then to the survivor of them, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 31, according to the Survey of Meadow Brook, Ninth Sector, as recorded in Map Book 8, Page 150, in the Office of the Judge of Probate of Shelby County Alabama.

For ad valorem tax purposes only, the address for the above described property is 5160 Skylark Drive, Birmingham, AL 35242.

SUBJECT TO:

The taxes and assessments for the year 2018 and subsequent years and not yet due and payable.

Alabama Power Company Easements and rights-of way of record, excepted mineral rights of record, and the restrictions, covenants, conditions and limitations recorded in Misc. Book 52, Page 542 and Map Book 8, Page 150, all as recorded in the Probate Office of Shelby County, Alabama.

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, and to the heirs and assigns to such survivor forever.

In Witness Whereof, I have hereunto set my hand and seal this 12th day of September, 2018.


Thad G. Long, Co-Trustee


Carolyn W. Long, Co-Trustee

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Thad G. Long and Carolyn W. Long, Trustees for the benefit of Wilson A. Long, deceased (now for the benefit of Kacie G. Long) under Trust dated January 2, 1997, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of September, 2018.




NOTARY PUBLIC
My Commission Expires: 4/26/2020

THIS INSTRUMENT PREPARED BY: Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830. AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2018 10:58:13 AM
\$293.00 JESSICA
20180924000339750

Alvin S. Bayal

20180924000339750 09/24/2018 10:58:13 AM DEEDS 2/2

Real Estate Sales Validation Form

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

Grantor's Name Thad G. Long and Carolyn W. Long
Mailing Address 5160 Skylark Drive
Birmingham, AL 35242

Grantee's Name Edward J Norton & Jessica J Norton
Mailing Address 244 Carrington Lane
Calera, AL 35040-7200

Property Address 5160 Skylark Drive
Birmingham, AL 35242

Date of Sale 09/12/2018

Total Purchase Price \$ 275,000.00

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
☒ 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 _____

Print Leanne G. Ward

☐ Unattested

Sign

Leanne G. Ward

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1