

SEND TAX NOTICE TO:
Christopher Jordan and Amber Jordan
812 Lake Heather Reserve
Birmingham, Alabama 35242

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20181107000393930
11/07/2018 09:33:41 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

~~JEFFERSON COUNTY~~

Shelby
That in consideration of **Forty Six Thousand dollars & no cents (\$46,000.)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

James H. Henderson, an unmarried man

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Christopher Jordan and Amber Jordan

Shelby (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in ~~Jefferson~~ County, Alabama, to-wit:
Lot 21A, according to the Henderson Resurvey as recorded in Map Book 45, Page 83, in the Probate Office of Shelby County, Alabama, being a resurvey of Lot 21 of Heatherwood, 4th Sector, 2nd Addition, as recorded in Map Book 12, Pages 79, 80 and 81, and a Resurvey of Lot 22A of a Resurvey of Lot 1 of Heatherwood Forest, Sector 1, and Lot 22 of Heather, 4th Sector, 2nd Addition, as recorded in Map Book 33, Page 16, in the Probate Office of Shelby County, Alabama.

James H. Hendersson is the survivng Grantee from that deed recorded in Book 324, Page 188. Roberta B. Henderson having died September 20, 2013.

This property does not constitute the homestead of the Grantor(s).

\$318,750.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

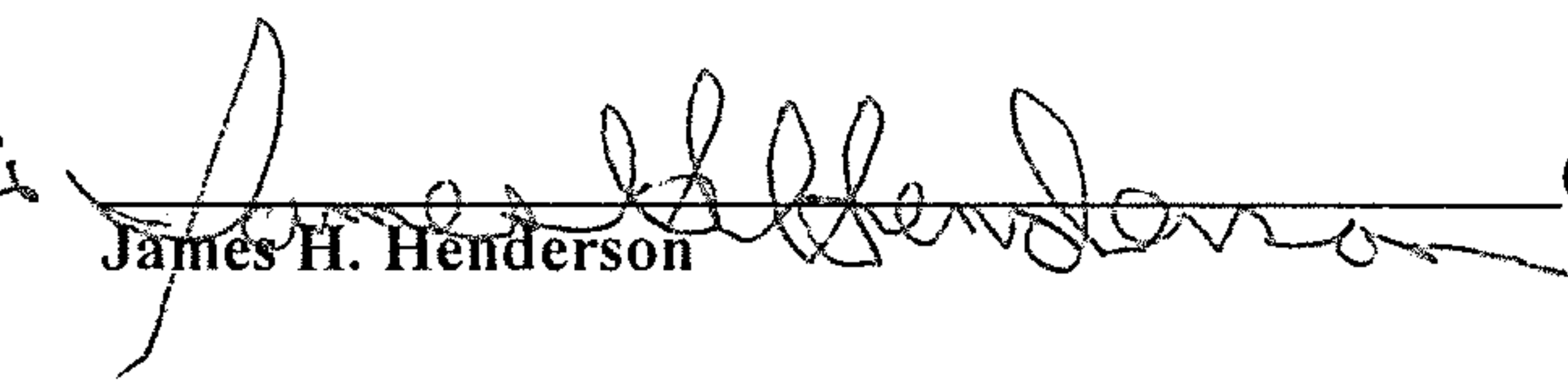
Mineral and mining rights, if any.

35' building setback line from road on front of said lot; 10' easement on North and East side of said lot; 10' easement across said lot as shown on recorded map/plat.

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 (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 persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this November 2, 2018.

i  (Seal)
James H. Henderson

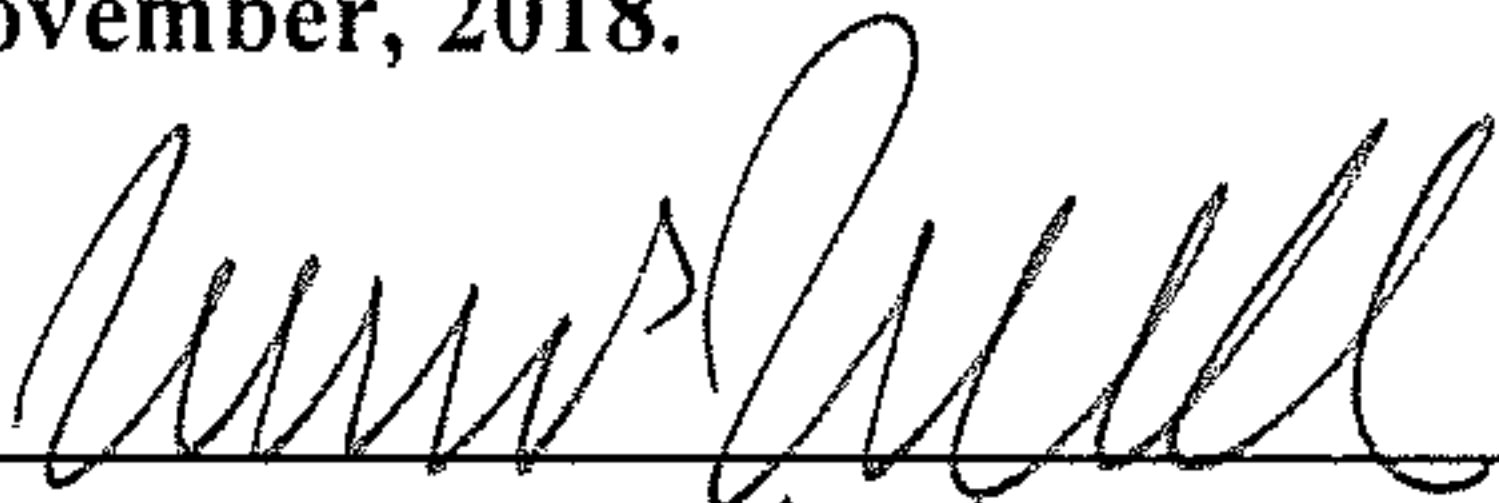
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James H. Henderson, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 this 2nd day of November, 2018.



Notary Public. (Seal)
My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

20181107000393930 11/07/2018 09:33:41 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name James H. Henderson Grantee's Name Christopher Jordan and Amber Jordan

Mailing Address 356 Turnberry Road Mailing Address 812 Lake Heather Reserve
Birmingham, Alabama 35244 Birmingham, Alabama 35242
Property Address 352 Turnberry Road Date of Sale 11/02/2018
Birmingham, Alabama 35244

Total Purchase Price \$46,000.00
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
☒ Sales Contract Other
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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 11/2/18 Print Christopher Jordan
Unattested Sign (Grantor/Grantee/Owner/Agent) circle one
(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2018 09:33:41 AM
\$22.00 CHERRY
20181107000393930

Allen S. Bevil