

SEND TAX NOTICE TO:
Charles P. DeWitt & Nina A. Kingery
3728 Crossings Crest
Birmingham, AL 35242

This instrument prepared by:
Mark W. Macoy, Esq.
Mark W. Macoy, LLC
300 Vestavia Parkway, Suite 2300
Vestavia Hills, AL 35216
(205) 795-2080

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE

**STATUTORY WARRANTY DEED
(Joint Tenants With Right of Survivorship)**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **CHARLES P. DEWITT**, and wife, **NINA A. KINGERY** (herein referred to collectively as "Grantor"), do grant, bargain, sell and convey unto **CHARLES P. DEWITT**, and wife, **NINA A. KINGERY** (herein collectively referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama to-wit:

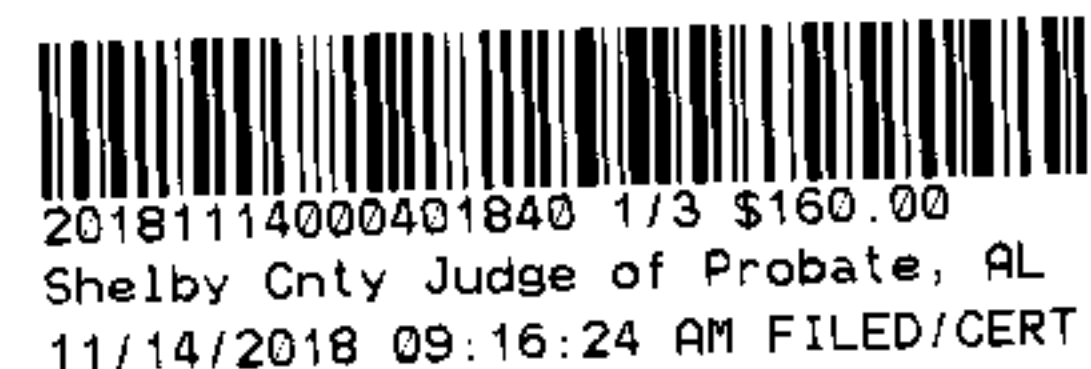
Lot 182, according to the survey of Phase One Caldwell Crossings 2nd Sector, as recorded in Map Book 30, Page 116, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2018 ad valorem taxes; and
2. Existing easements, restrictions, set back lines, and limitations, if any, of record.

The above property does constitute the homestead of Grantor and the Grantees.

Shelby County, AL 11/14/2018
State of Alabama
Deed Tax: \$139.00



TO HAVE AND TO HOLD, to 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.

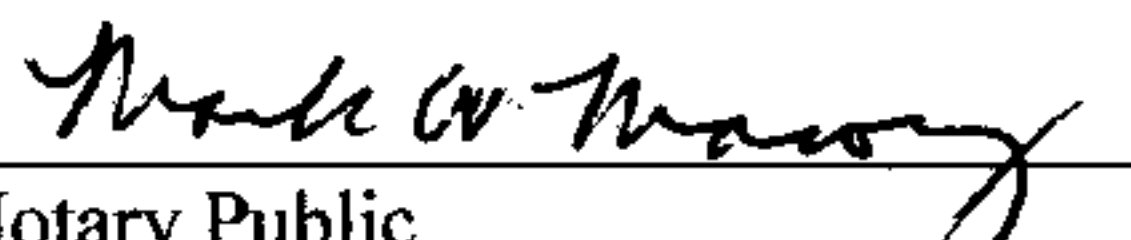
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of November, 2018.

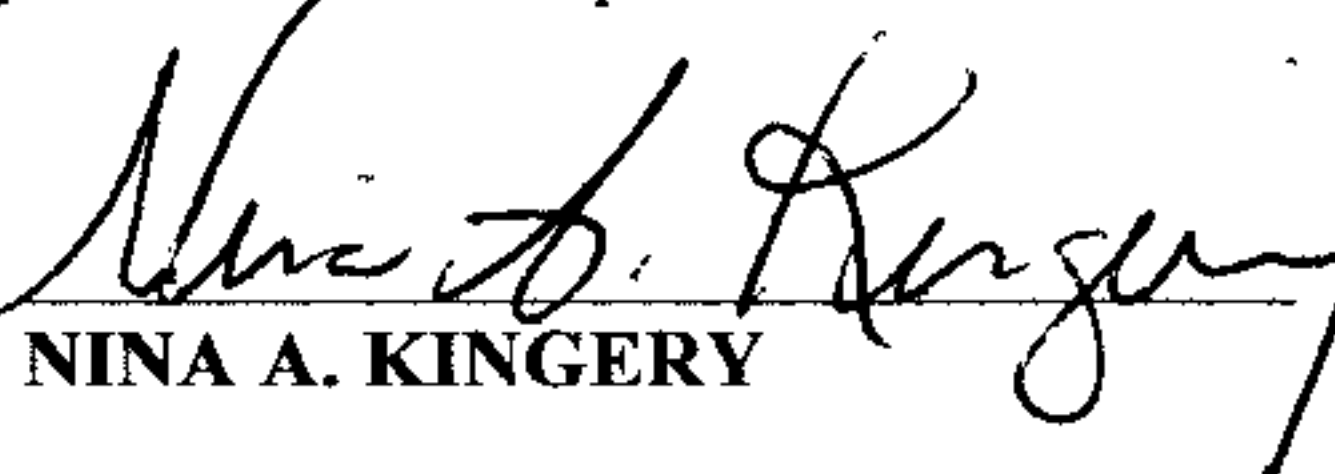

CHARLES P. DEWITT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Mark W. Macoy, a Notary Public in and for said County, in said State, hereby certify that **CHARLES P. DEWITT**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of November, 2018.

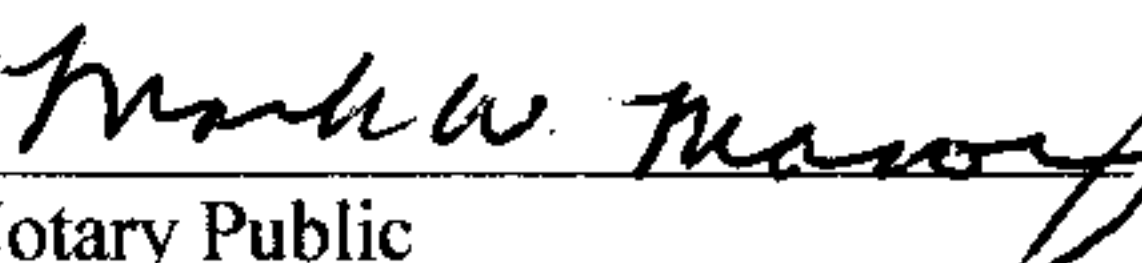

Notary Public
My Commission Expires: 1-6-2022


NINA A. KINGERY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Mark W. Macoy, a Notary Public in and for said County, in said State, hereby certify that **NINA A. KINGERY**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of November, 2018.


Notary Public
My Commission Expires: 1-6-2022


20181114000401840 2/3 \$150.00
Shelby Cnty Judge of Probate, AL
11/14/2018 09:16:24 AM 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 Charles P. DeWitt & wife, Nina A. Kingery
Mailing Address 3728 Crossings Crest
Birmingham, AL 35242

Grantee's Name Charles P. DeWitt & wife, Nina A. Kingery
Mailing Address 3728 Crossings Crest
Birmingham, AL 35242

Property Address 3728 Crossings Crest
Birmingham, AL 35242

Date of Sale November 9, 2018
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ \$277,400 1/2 = 138,700

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 Tax Assessor

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 November 9, 2018

Print Charles P. DeWitt & Nina A. Kingery

Unattested

Sign Nina A. Kingery
(Grantor/Grantee/Owner/Agent) circle one

Charles P. DeWitt

Form RT-1



20181114000401840 3/3 \$160.00
Shelby Cnty Judge of Probate, AL
11/14/2018 09:16:24 AM FILED/CERT