

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To: Richard T Fulmer and Chere
Morris Fulmer
1510 Cahaba River Estates, Hoover AL 35244

Presents:

THAT IN CONSIDERATION OF Two Hundred Ninety Thousand and no/100 Dollars (\$290,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Imogene T Smith a single person and Gary W Smith, a single person (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Richard T Fulmer and Chere Morris Fulmer (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

PART OF LOT 20, ACCORDING TO THE SURVEY OF CAHABA RIVER ESTATES A MAP OF WHICH IS RECORDED IN MAP BOOK 3 PAGE 11, OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING ON THE WEST LINE OF SAID LOT AT A POINT 305 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT A DISTANCE 1185 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT, THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTH ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 100 FEET MORE OR LESS, TO A POINT 175 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 26 TOWNSHIP 19 SOUTH, RANGE 3 WEST, THENCE WEST 250 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Together with (1) Easement for ingress and egress or a right of way for road purposes (consistent with the use by others) over and across the West 10 feet of that part of Lot 18 of said survey, lying North of the half section line of Section 26, Township 19 South, Range 3 West (presently known as Lot 18A, and which easement is also shown on the recorded map or plat of survey; and (2) Easement for ingress and egress or right of way for road purposes (consistent with the use by others) over and across the West 10 feet of Lot 19 of said survey extending in a Southerly direction from the Northwest corner of said Lot 19 for a distance of 425 feet more or less to the point where the easement or right of way turns Eastwardly on said Lot 19 away from said Lot 20; (3) Easement for ingress and egress or right of way for road purposes (consistent with the use by others) over and across the East 10 feet of Lot 20, extending from the Northeast corner of said Lot 20 as shown on said recorded plat of said survey and map made by Bethel W. Whitson, Surveyor, under date of the 19th day of December, 1956.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$232,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith. 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 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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 20th day of November 2018

IMOGENE T SMITH BY GARY W SMITH
Imogene T Smith by Gary W Smith her Attorney in Fact

Gary W Smith
Gary W Smith

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Gary W Smith as Attorney in Fact for Imogene T Smith, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the Conveyance that Gary W Smith in his/her capacity as Attorney in Fact did executed the same voluntarily and acting within the scope and power of said Power of Attorney for Imogene T Smith on the day the same bears date .
Given under my hand and official seal this 20th day of November, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF ALABAMA
COUNTY OF Jefferson

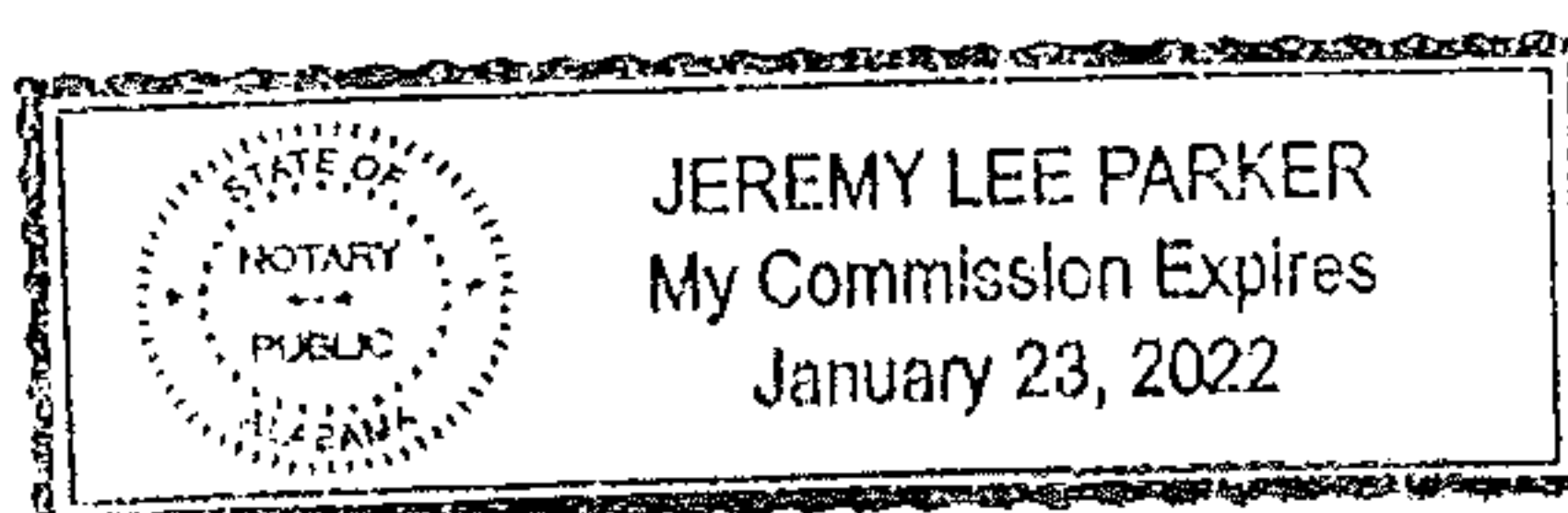
General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Gary W Smith whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance hhe executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 20th day of November, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy Lee Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



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

Grantor's Name	Imogene t Smith and Gary W Smith	Grantee's Name	Richard Todd Fulmer and Chere Lynn Morris Fulmer
Mailing Address	1510 Cahaba River Estates Hoover AL 35244		1510 Cahaba River Estates Hoover AL 35244
Property Address	1510 Cahaba River Estates Hoover AL 35244	Date of Sale	November 20 , 2018
		Total Purchase Price	\$290,000.00
		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 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 __20__ 2018
Unattested

(verified by)

Print: Gary W Smith

Sign: Harry A. Smith
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2018 02:15:33 PM
\$79.00 CHERRY
20181203000422530

Allin S. Bayal