

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **Susan C. Anderson, a married woman**, do grant, bargain, sell and convey unto the said Grantees, **Neal E. Schmidt and Susan C. Schmidt, aka Susan C. Anderson, husband and wife**, for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, the following described real property, situated in Shelby County, Alabama, viz:

Lot 10, according to the Survey of Third Addition to Riverchase West, as recorded in Map Book 7, page 139, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.  
Subject to: All easements, restrictions and rights of way of record.

Source of Title: Instrument # 1996-34513

**TO HAVE AND TO HOLD** unto 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 of 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 and their heirs and assigns of the survivor of them, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; 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 said Grantees as hereinabove provided, and their heirs and assigns of said survivor, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6<sup>th</sup> day of December, 2018.

Susan C. Schmidt (SEAL)  
Susan C. Anderson, aka Susan C. Schmidt

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

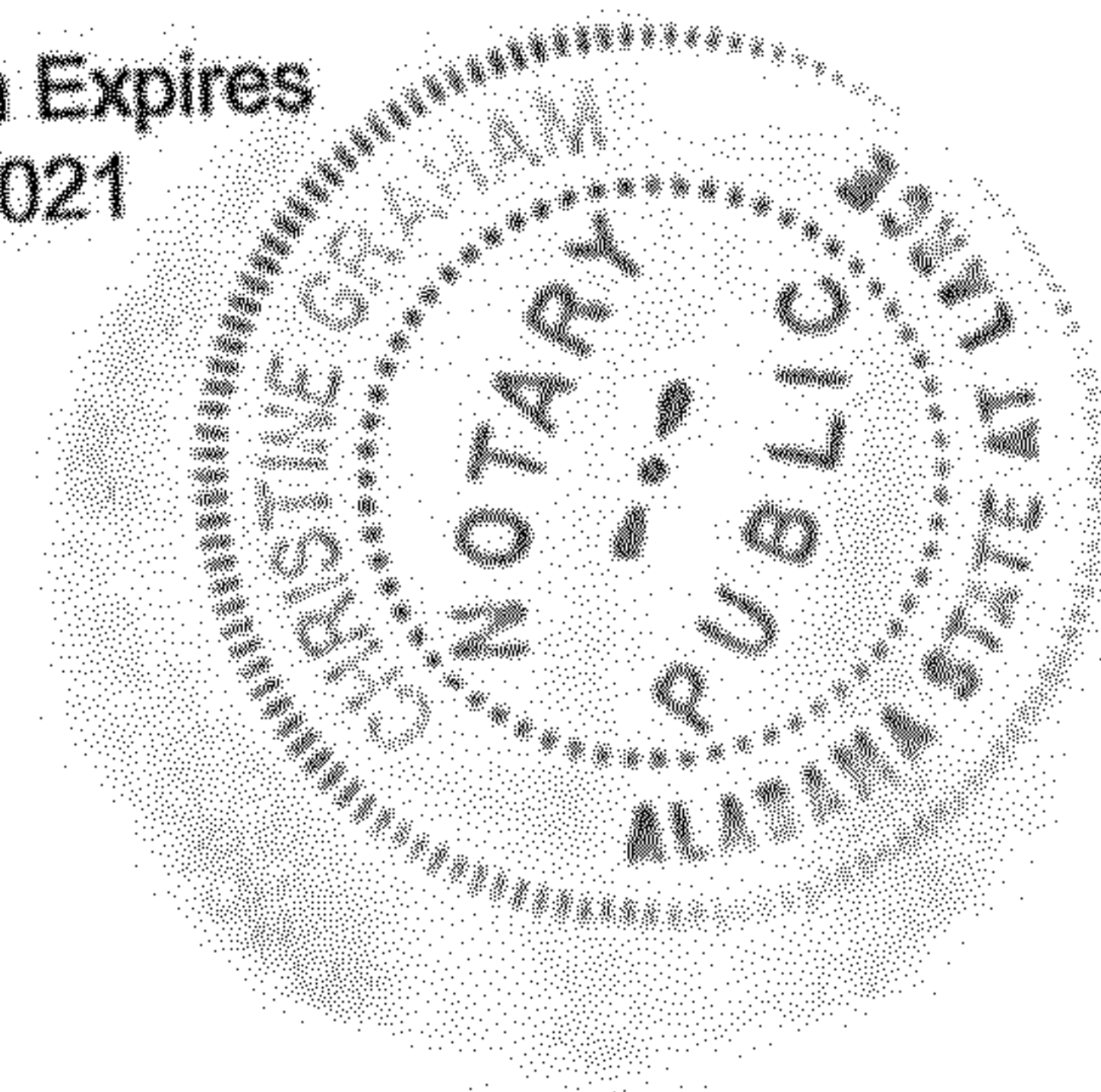
I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Susan C. Anderson, aka Susan C. Schmidt, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

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

Christine Graham  
Notary Public

This Instrument was Prepared By:  
BRADFORD & HOLLIMAN LLC  
John R. Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
Phone: (205) 663-0281  
Fax: (205) 663-9464

My Commission Expires  
March 8, 2021





## Real Estate Sales Validation Form

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

Grantor's Name Susan C. Anderson  
 Mailing Address 2124 Partridge Berry Road  
 Birmingham, AL 35244

Grantee's Name Neal E. Schmidt & Susan C. Schmidt  
 Mailing Address 2124 Partridge Berry Road  
 Birmingham, AL 35244

Property Address Parcel Number  
 11 7 25 0 004 006.000  
 2124 Partridge Berry Road  
 Birmingham, AL 35244

Date of Sale December 6  
 Total Purchase Price \$  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$ 305,500.00 Full Value  
 \$152,750.00 1/2 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 Tax Assessor  
☐ 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 12/6/18

Print Susan C Schmidt

Unattested

OWNER  
 (verified by)

Sign Susan C Schmidt

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/07/2018 02:03:52 PM  
 \$174.00 CHERRY  
 20181207000428640

Print Form

Form RT-1

Allen S. Boyd