

WARRANTY DEED_{JOINT TENANTS WITH RIGHT OF SURVIVORSHIP}

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
James E Dawson and Melanie Dawson
238 Cahaba Falls Lane, Helena AL 35080

Presents:

THAT IN CONSIDERATION OF Four Hundred fifty Two Thousand Dollars and no/100 Dollars (\$452,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Jason D Miller and wife, Mary E Miller (herein referred to as grantor(s)) do grant, bargain, sell and convey unto James E Dawson and Melanie Dawson (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 22-A, according to the Final Plat of Cahaba Falls Phase Four "A", as recorded in Map Book 28, Page 121, in the Probate Office of Shelby County, Alabama.

Also known as Lot 22-A, according to the Final Plat of Cahaba Falls Phase Four "B" as recorded in Map Book 29, Page 76, in the Probate Office of Shelby County, Alabama.

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

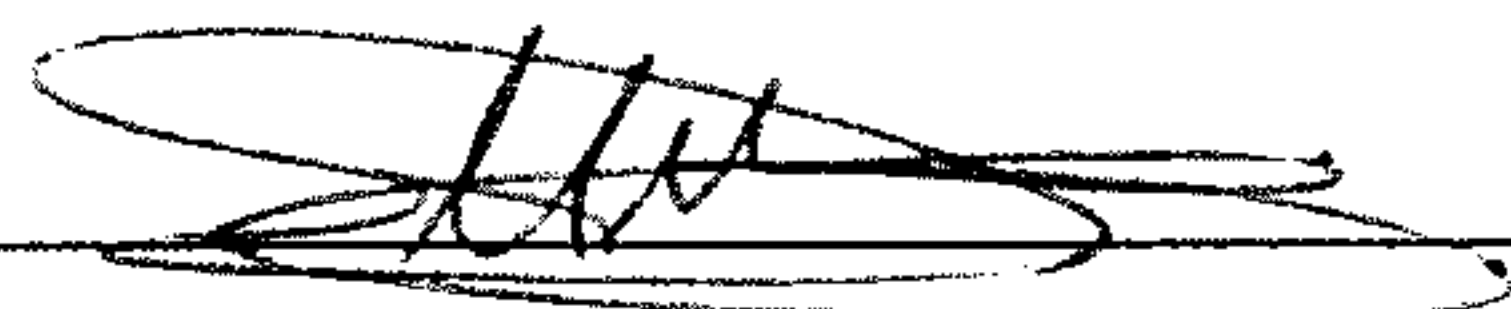
Subject to Mineral and Mining rights of record.

\$429,400.00 of the purchase price was obtained by a purchase money mortgage filed 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 11th day of December 2018



Jason D Miller



Mary E Miller

STATE OF Alabama
County of Jefferson

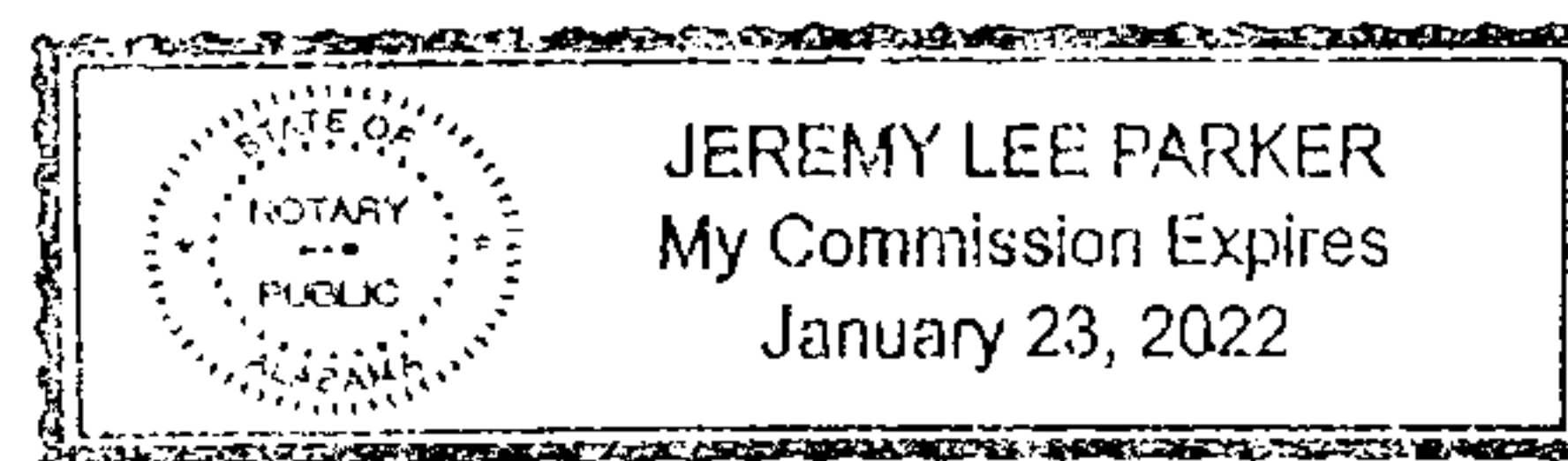
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Jason D Miller and Mary E Miller whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of December, 2018.



Notary Public
My Commission Expires: 1-23-22

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jason D Miller and Mary E Miller	Grantee's Name	James E Dawson and Melanie Dawson
Mailing Address	238 Cahaba Falls Lane Helena AL 35080		238 Cahaba Falls Lane Helena AL 35080
Property Address	238 Cahaba Falls Lane Helena AL 35080	Date of Sale	December 11, 2018
		Total Purchase Price	\$452,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$122,300.00 / 61,150.00

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 ~~1/2 Interest Already own~~
☒ 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: December 11 2018

 Unattested (verified by)

Print: Jason D Miller
 Sign: [Signature]
 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
 12/12/2018 11:54:33 AM
 \$44.00 CHERRY
 20181212000433890

Allen S. Bayl