

18-11664

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$275,000.00) and other valuable considerations to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged we, **Bernard Badami and Melissa F Badami, husband and wife** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Andrew M Howard and Meredith D. Howard and Ernest Howard** (herein referred to as GRANTEES) for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Deer Ridge Lakes, Sector 2, Phase 2, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 33, Page 116.

This conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property.

The property address is: 356 Deer Ridge Lane, Chelsea, AL 35043

The Grantors' mailing address is: 9 Westbrooke Lane, Stafford, VA 22554

The Grantees' mailing address is: 356 Deer Ridge Lane, Chelsea, AL 35043

TO HAVE AND TO HOLD to 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 we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided; that we have a good right to sell and convey the same as aforesaid; and that we will, and 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, except as hereinabove provided.

Shelby County, AL 01/02/2019
State of Alabama
Deed Tax: \$14.00


20190102000001020 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
01/02/2019 02:26:58 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands this 18 day of Dec, 2018.



Bernard Badami



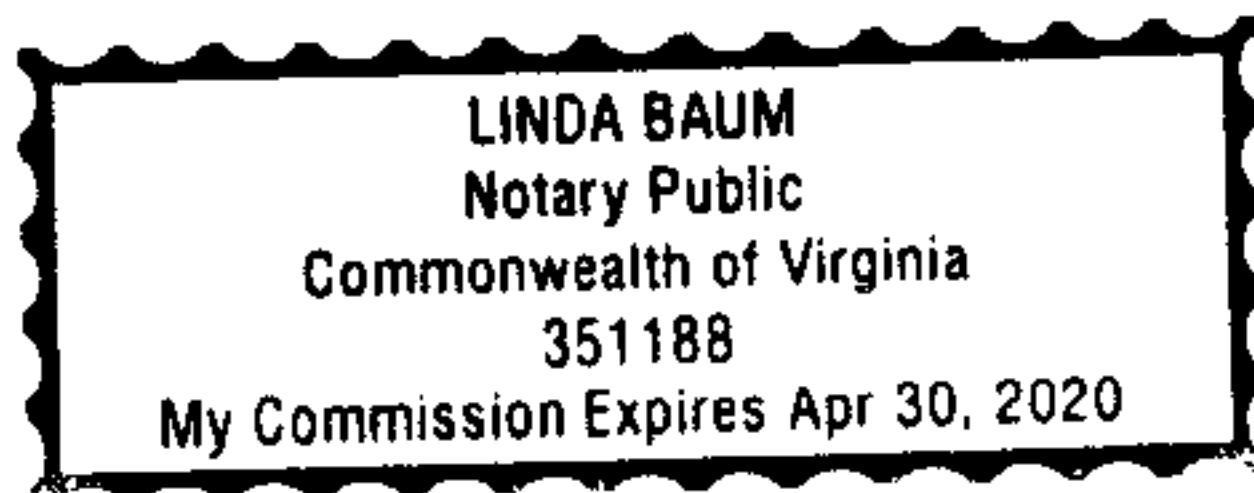
Melissa F Badami

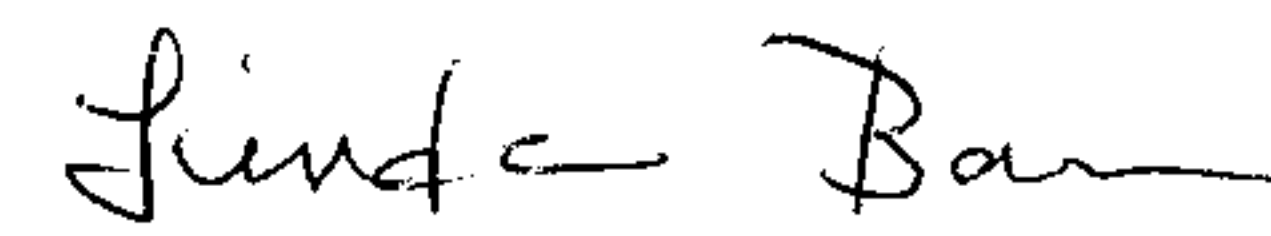
STATE OF Virginia

COUNTY OF Stafford

I, the undersigned authority, a Notary Public hereby certify that **Bernard Badami and Melissa F Badami**, whose names are signed to the foregoing conveyance, and who are known to me, personally appeared and 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.

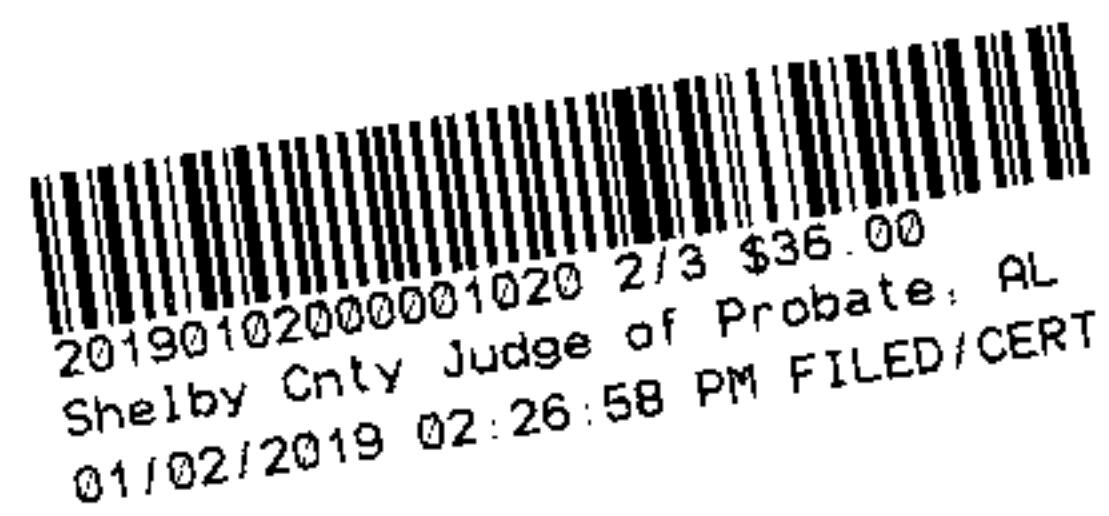
Given under my hand and official seal this 18 day of Dec, 2018.





NOTARY PUBLIC
Commission Expires: 04/30/20

Prepared By:
L. BAILEY JACKSON
ATTORNEY AT LAW
6737 TAYLOR CIRCLE
MONTGOMERY, AL 36117
(334) 244-1934



Real Estate Sales Validation Form

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

Grantor's Name	<u>Bernard and Melissa E. Badami</u>	Grantee's Name	<u>Andrew M. & Meredith D. Howard</u>
Mailing Address	<u>9 Westbrooke Lane</u> <u>Stafford, VA 22554</u>	Mailing Address	<u>and Ernest G. Howard</u> <u>356 Deer Ridge Lane</u> <u>Chelsea, AL 35043</u>
Property Address	<u>356 Deer Ridge Lane</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>12/18/18</u>
		Total Purchase Price	<u>\$ 275,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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

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 12/18/18

Print L. Bailey Jackson

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1