

SEND TAX NOTICE TO:
Amanda B. Fowler
152 Eagle Cove Drive
Pelham, Alabama 35124

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20190116000017030
01/16/2019 10:55:06 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Twenty Five Thousand dollars & no cents (\$225,000.)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Jordan Oneal Berry and Jourdan Thomas Berry, wife and husband

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Amanda B. Fowler

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama, to-wit:**

LOT 10, EAGLE COVE SUBDIVISION, AS RECORDED IN MAP BOOK 35, PAGE 119 AND RE-FILED IN MAP BOOK 35, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$180,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

15' easement on front of said lot; 5' utility easement on front of said lot as shown on recorded plat/map.

EASEMENT TO BELLSOUTH, AS RECORDED IN INSTRUMENT 2005121200641690, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EASEMENT RECORDED IN INSTRUMENT 20050817000424690 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20051031000563560, SHELBY VOLUME 225, PAGE 984, SHELBY VOLUME 242, PAGE 907, INSTRUMENT 20050804000396580 AND INSTRUMENT 200602100052450, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EASEMENT TO SHELBY COUNTY, AS RECORDED IN SHELBY VOLUME 231, PAGE 189 AND SHELBY VOLUME 231, PAGE 191, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EASEMENT TO ALABAMA GAS CORPORATION, AS RECORDED IN SHELBY VOLUME 295, PAGE 431, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

RESTRICTIONS WITH EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20050804000396570, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 20050920000488820, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 127, PAGE 375 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

DENIAL OF ACCESS TO I-65.

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY, RECORDED IN DEED 127, PAGE 376 AND DEED

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #1810027

205, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

RESTRICTIONS APPEARING OF RECORD IN SHELBY VOLUME 274, PAGE 601, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

AGREEMENT AS RECORDED IN INSTRUMENT 20070813000380030, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 20081215000465480, 1ST AMENDMENT RECORDED IN INSTRUMENT 20050920000488820, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

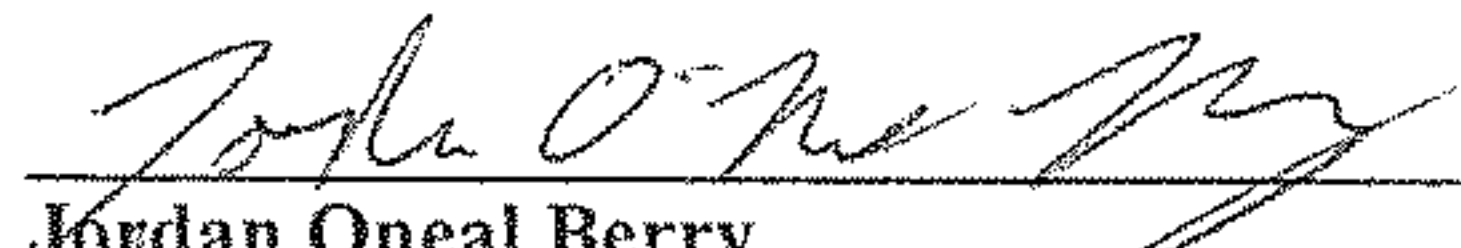
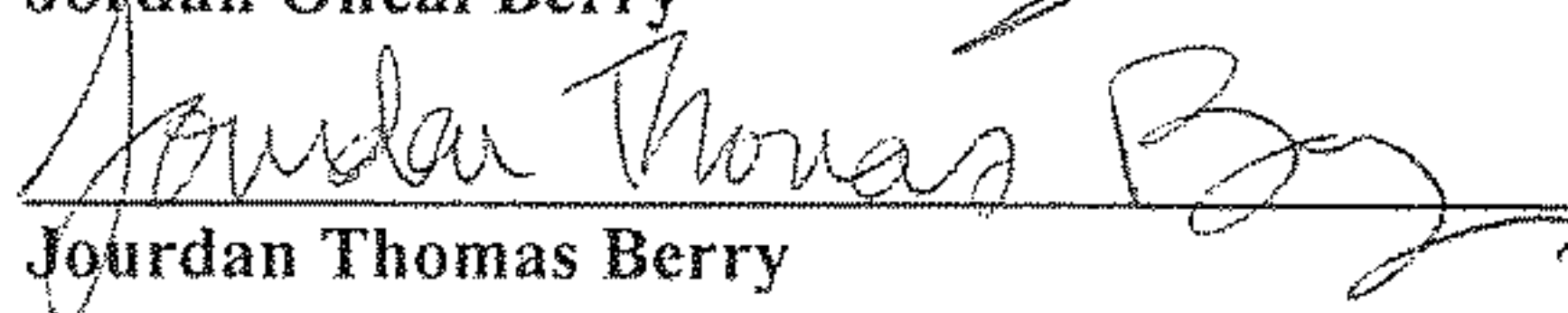
That portion of the privacy fence on the east side of the property which crosses the 15' easement to Alagasco.

Any portion of the fence on the east side of the property which crosses over the boundary line.

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, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this **January 15, 2019**.

 (Seal)
Jordan Oneal Berry
 (Seal)
Jourdan Thomas Berry

STATE OF ALABAMA

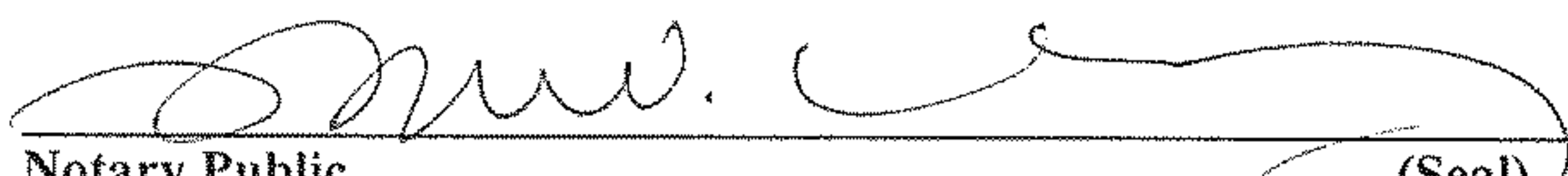
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jordan Oneal Berry and Jourdan Thomas Berry, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 15th day of January, 2019.



 (Seal)
Notary Public.
My Commission Expires: 3-9-20

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Jordan Oneal Berry and Jourdan Thomas Berry

Grantee's Name Amanda B. Fowler

Mailing Address 2300 Locke Lane Hoover, Alabama 35226
Property Address 152 Eagle Cove Drive Pelham, Alabama 35124

Mailing Address 152 Eagle Cove Drive Pelham, Alabama 35124

Date of Sale 01/15/2019

Total Purchase Price \$225,000.00

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
[X] 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.

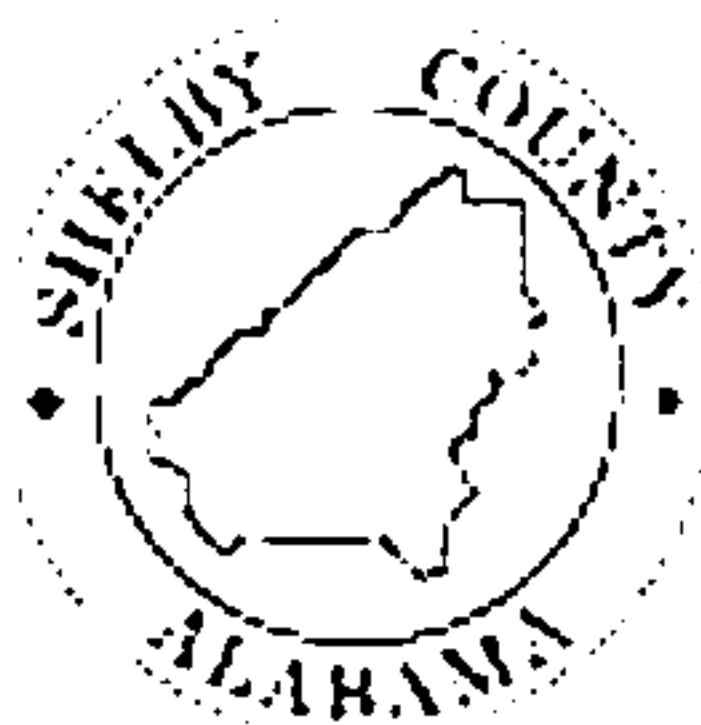
Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

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 proeprty 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
Unattested
(verified by)

Print Amanda B. Fowler
Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/16/2019 10:55:06 AM
\$66.00 CHERRY
20190116000017030

Alvin S. Bevil