

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
**Jesse & Jessica Saunders**  
*1225 Lake Point Vis*  
*Hoover, AL 35244*

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

**STATE OF ALABAMA**

}

**COUNTY OF SHELBY**

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Three Hundred Seventy-Two Thousand Dollars and NO/100 (\$372,000.00)** to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Barry R. Montgomery and Thea R. Montgomery, husband and wife**, (herein referred to as grantors), grant, sell, bargain and convey unto, **Jesse W. Saunders and Jessica K. Saunders** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

**Lot 2045, according to the Survey of Lake Point Estates, 1st Addition, as recorded in Map Book 17, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama.**

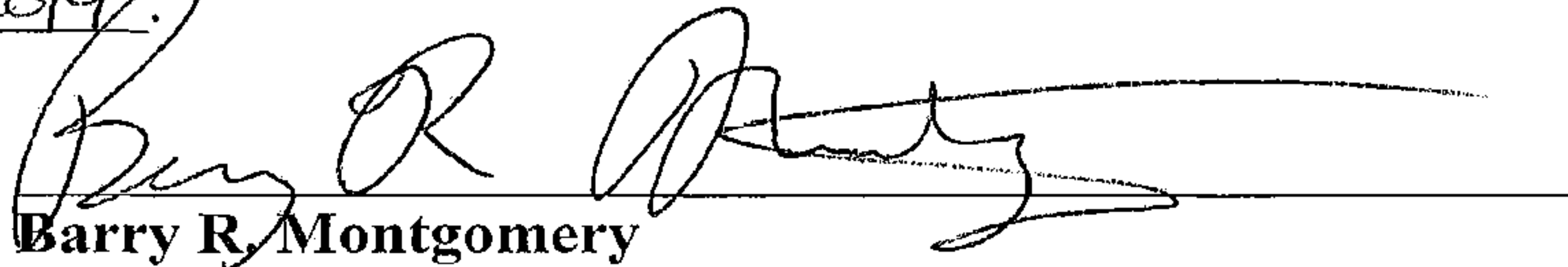
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$297,600.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants 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 our heirs, executors and administrators covenant with the said grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; 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.

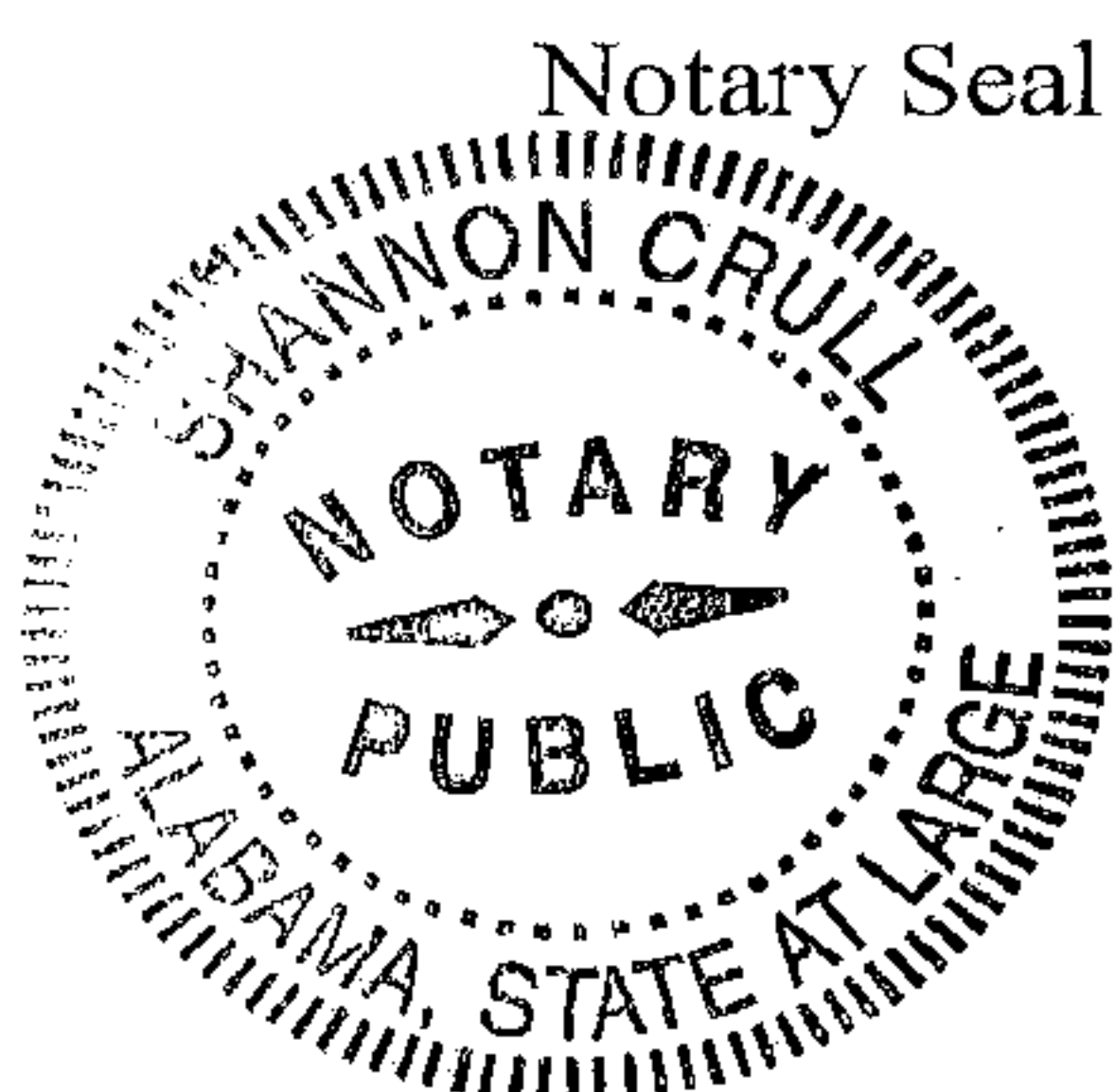
IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this  
14 day of February, 2019.

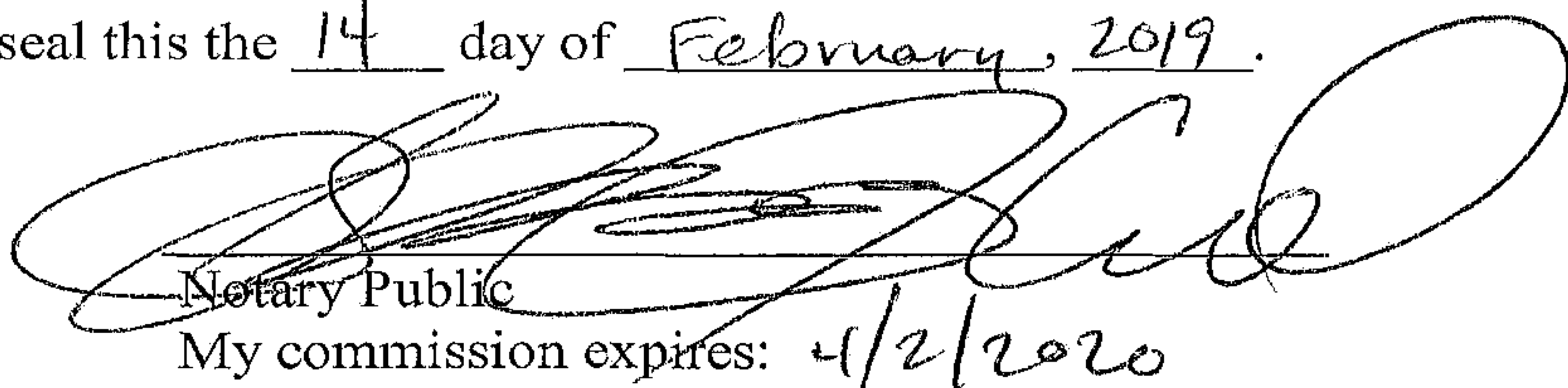
  
Barry R. Montgomery

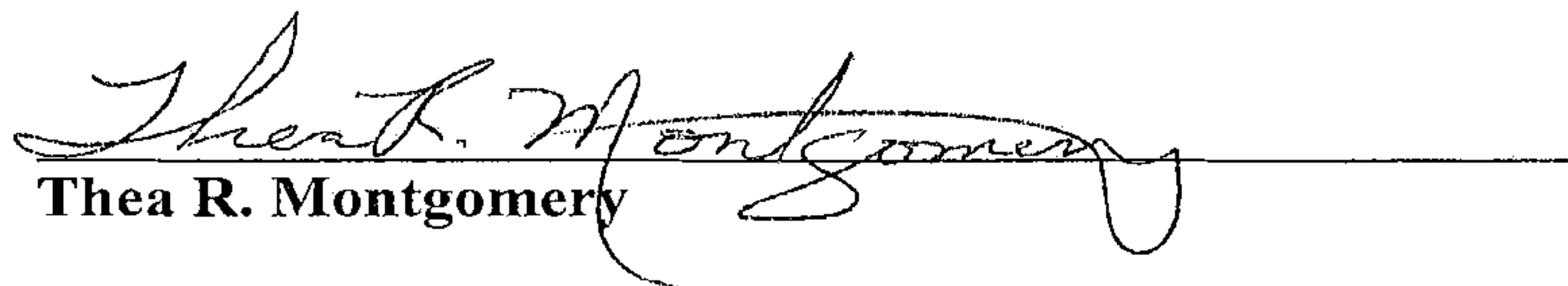
STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Barry R. Montgomery** whose name is signed to the foregoing deed and who is known to me,  
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of February, 2019.



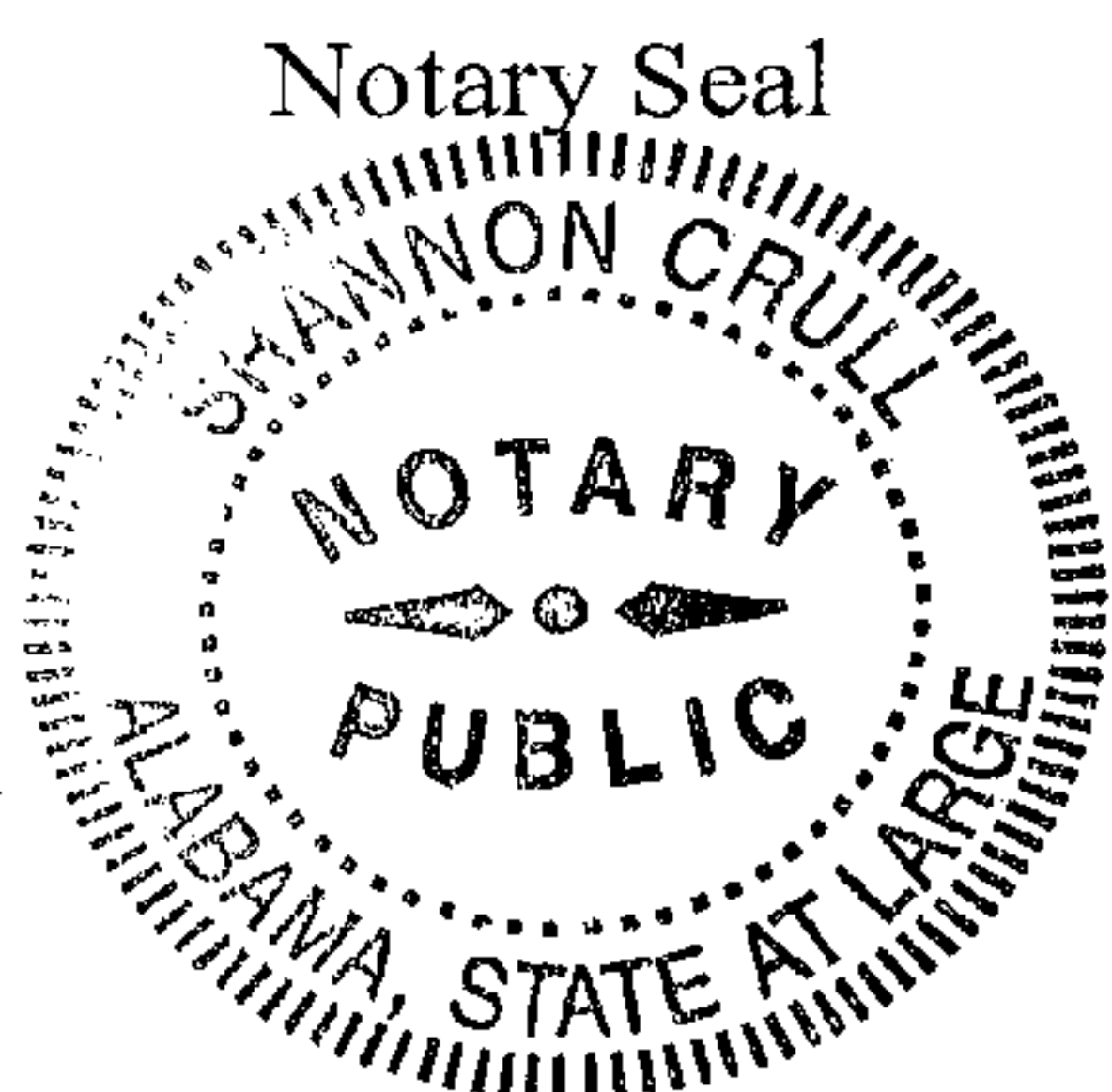
  
Notary Public  
My commission expires: 4/2/2020

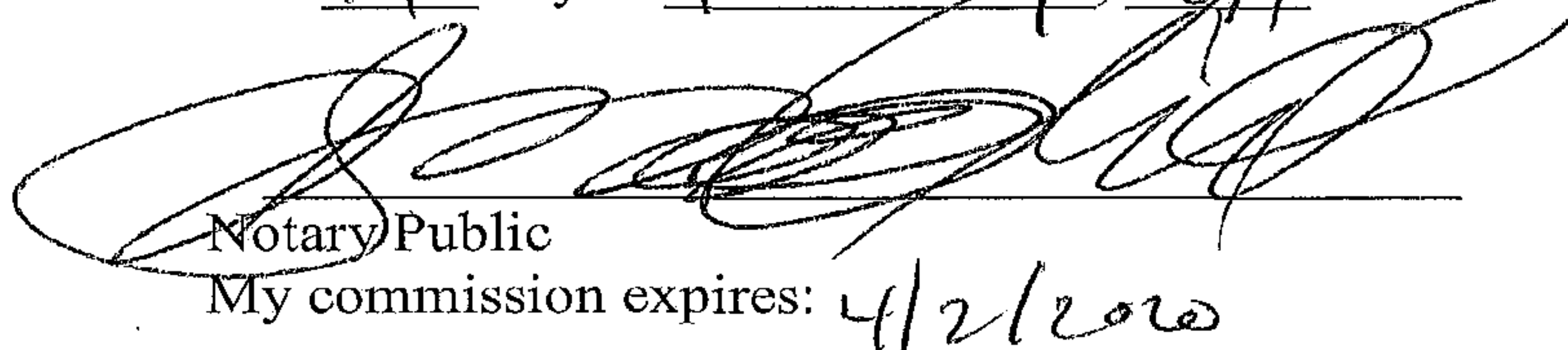
  
Thea R. Montgomery

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Thea R. Montgomery** whose name is signed to the foregoing deed and who is known to me,  
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of February, 2019.



  
Notary Public  
My commission expires: 4/2/2020

M190035

## Real Estate Sales Validation Form

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

Grantor's Name Barry Montgomery  
 Mailing Address 531 Wintergreen Way  
Canton, GA 30115

Grantee's Name Jesse & Jessica  
 Mailing Address 1225 Lake Point Vis  
Hoover, AL 35244

Property Address 1225 Lake Point Vis  
Hoover, AL

Date of Sale 2-14-19  
 Total Purchase Price \$ 372,000



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/15/2019 09:21:54 AM  
 \$95.50 CHERRY  
 20190215000048410

*Ann S. Byl*

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  
☐ 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 2-14-19

Print

James Yorfa

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1