20190222000058010 02/22/2019 03:48:24 PM CORDEED 1/3

The purpose of the Correct deed is to correct the Grantees Middle name

20190219000051970 02/19/2019 09:23:00 AM DEEDS 1/3

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA County of Shelby Send Tax Notice To: James Ellis Woodward JR and Linda H Woodward 3014 Crossings Drive, Birmingham AL 35242

#### Presents:

THAT IN CONSIDERATION OF Three Hundred Twenty Four Thousand Dollars and no/100 Dollars (\$324,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I <u>Eugene A Beatty and Gerriann Fagan amarried couple</u> (herein referred to as grantor(s)) do grant, bargain, sell and convey unto <u>James WHKKWoodward Jr and Linda H Woodward</u> (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 27-B, according to the Re-Survey of Lot 25, Caldwell Crossings (Map Book 29, page 9) and Lot 27-A, Re-Survey of Lots 19 through 23 and Lots 27 through 32, Caldwell Crossing (Map Book 29, Page 102) as recorded in Map Book 29, Page 134, 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.

\$324,000.00 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.

### 20190222000058010 02/22/2019 03:48:24 PM CORDEED 2/3

#### 20190219000051970 02/19/2019 09:23:00 AM DEEDS 2/3

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 14th day of February 2019

Ængené A Beatty

Gerriann Fagan

STATE OF Alabama County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that <u>Eugene A Beatty and Gerriann Fagan</u> 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 14th day of February, 2019.

Notary-Public

My Commission Expires:

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January 28 - 924

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

## 20190219000051970 02/19/2019 09:23:00 AM DEEDS 3/3

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

Grantor's Name Mailing Address	Eugene A Beatty and Gerriann Fagan	Grantee's Name	James Ellis Woodward Jr and Linda H Woodward
		<del></del>	
	3014 Crossings Drive	<del></del>	3014 Crossings Drive
	Birmingham AL 35242		Birmingham, AL 35242
Property Address	3014 Crossings Drive	Date of Sale	February 14, 2019
	Birmingham AL 35242	Total Purchase Price	\$324,000.00
		Or Actual Value Or	
		Assessor's Market Value	\$
x Closi	ng Statement eyance document presented for recordation co	Other ontains all of the required informations	on referenced above, the filing of this
Grantor's r	ame and mailing address - provide the name dress.	Instructions of the person or persons conveying	interest to property and their current
Grantee's r	name and mailing address - provide the name	of the person or persons to whom is	nterest to property is being conveyed.
Property ac	idress - the physical address of the property b	eing conveyed, if available.	
Date of Sal	e - the date on which interest to the property	was conveyed.	
•••	nase price - the total amount paid for the purch offered for record.	hase of the property, both real and p	personal, being conveyed by the
	ie - if the property is not being sold, the true volume offered for record. This may be evidenced by ie.	- "	<del>-</del>
valuation, o	is provided and the value must be determined of the property as determined by the local official be used and the taxpayer will be penalized	icial charged with the responsibility	of valuing property for property tax
understand	the best of my knowledge and belief that the integrated that the integrated that the statements claimed on this form that § 40-22-1 (h).		
Date: Un	February 14 2019 attested	Print Eugene A Beat Sign:	1X L- TEST
	(verified by)	Grantor/Gra	antee/Owner/Agent (circle one) Form RT-1
	Filed and Re	corded	اند ند Filed and Recorded



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/19/2019 09:23:00 AM
\$22.00 CHARITY
20190219000051970



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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