20190308000074920 03/08/2019 12:06:35 PM DEEDS 1/2

This instrument was prepared by: David P. Condon, P.C. 100 Union Hill Drive Suite 200 Birmingham, AL 35209

Send tax notice to: Robert G. Sorrell 105 Elyton Drive Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Five Hundred Eighty Thousand and 00/100 Dollars (\$580,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Mary Alisa Lanier, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Robert G. Sorrell and Robbin Sorrell

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 19-14, Block 19, according to the Final Plat of the Private Residential Subdivision of Mt. Laurel Phase IIIB, Sector 1, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama

\$448,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to: (1) 2019 ad valorem taxes not yet due and payable;
 - all mineral and mining rights not owned by the Grantor; and
 - (3)all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 4th day of March, 2019.

STATE OF ALABAMA **JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Mary Alisa Lanier whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March

Notary Public: David P. Condon Commission Expires: 02/12/2022

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REAL ESTATE SALES VALIDATION FORM

i his Document must be filed in	accordance with Code of Alaba	ama 1975, Section 40-22-1
Grantor Name: Mary Alisa Lanier	Date of Sale:	March 4th, 2019
Mailing Address: 105 Elyton Drive		
Birmingham, Alabama, 35242	Total Purchase Price:	\$580 000 00
Diffining name of the	Or	Ψ000,000.00
Droporty Addross: 405 Elyton Drive		¢
Property Address: 105 Elyton Drive	_	\$
Birmingham, Alabama, 35242	Or	
	Assessor's Market Val	ue: \$
Grantee Name: Robert G. Sorrell		
Grantee Name: Robbin Sorrell		
Mailing Address: purchasers add		
purchasers city, purchasers state, pu	ırchaser zip	
paronaoono ony, paronaoono otato, pe	aronaoo. Lip	
The purchase price or actual value clain evidence: (check one) (Recordation ofBill of SaleSales ContractXX_Closing Statement		
If the conveyance document presented above, the filing of this form is not requir		e required information referenced
	Instructions	
Grantor's name and mailing address – provi- their current mailing address.	de the name of the person or perso	ns conveying interest to property and
Grantee's name and mailing address – provi being conveyed.	ide the name of the person or perso	ons to whom interest to property is
Property address – the physical address of t	he property being conveyed, if avai	lable.
Date of Sale – the date on which interest to	the property was conveyed.	
Total purchase price – the total amount paid by the instrument offered for record.	for the purchase of the property, bo	oth real and personal, being conveyed
Actual value – if the property is not being sol by the instrument offered for record. This ma the assessor's current market value.	-	•
If no proof is provided and the value must be use valuation, of the property as determined property tax purposes will be used and the ta 22-1 (h).	by the local official charged with the	e responsibility of valuing property for
l attest, to the best of my knowledge and bel further understand that any false statements in <u>Code of Alabama 1975</u> Section 40-22-1 «	claimed on this form may result in t	
Date: March 4th, 2019 Print:	+ Mula	
Unattested	Sign:	
(verified by)	(Grantor/Grantee/Owne	Agent)> circle one
(vointed by)	(Crantor Crantee/Owned)	ANCITUDE ONE



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2019 12:06:35 PM
\$150.00 CHERRY

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