

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 Parkway Drive
Leeds, AL 35094
(205) 699-5000

Send Tax Notice to:
Eugene Mastin Gill, Jr. and
Brandi Foley Edgett
932 Helena Station Cove
Helena, AL 35080

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE THOUSAND DOLLARS and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **EUGENE MASTIN GILL, JR., a single man**, hereby remise, release, quit claim, grant, sell and convey to **EUGENE MASTIN GILL, JR. and BRANDI FOLEY EDGETT**, (hereinafter called Grantees), all their right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT 28, ACCORDING TO THE SURVEY OF HELENA STATION, AS
RECORDED IN MAP BOOK 47, PAGE 36, IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA.**

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.

THE LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR(S).

SUBJECT TO:

- 1. EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVENANTS, SET BACK LINES AND RIGHTS OF WAY, IF ANY OF RECORD.**
- 2. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN VOLUME 275, PAGE 682; INST. CO. 2016-35025 AND INST. NO. 2016-35027.**
- 3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2017-14157.**

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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their 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.

Given under my hand and seal this 28th day of March, 2019.


EUGENE MASTIN GILL, JR.

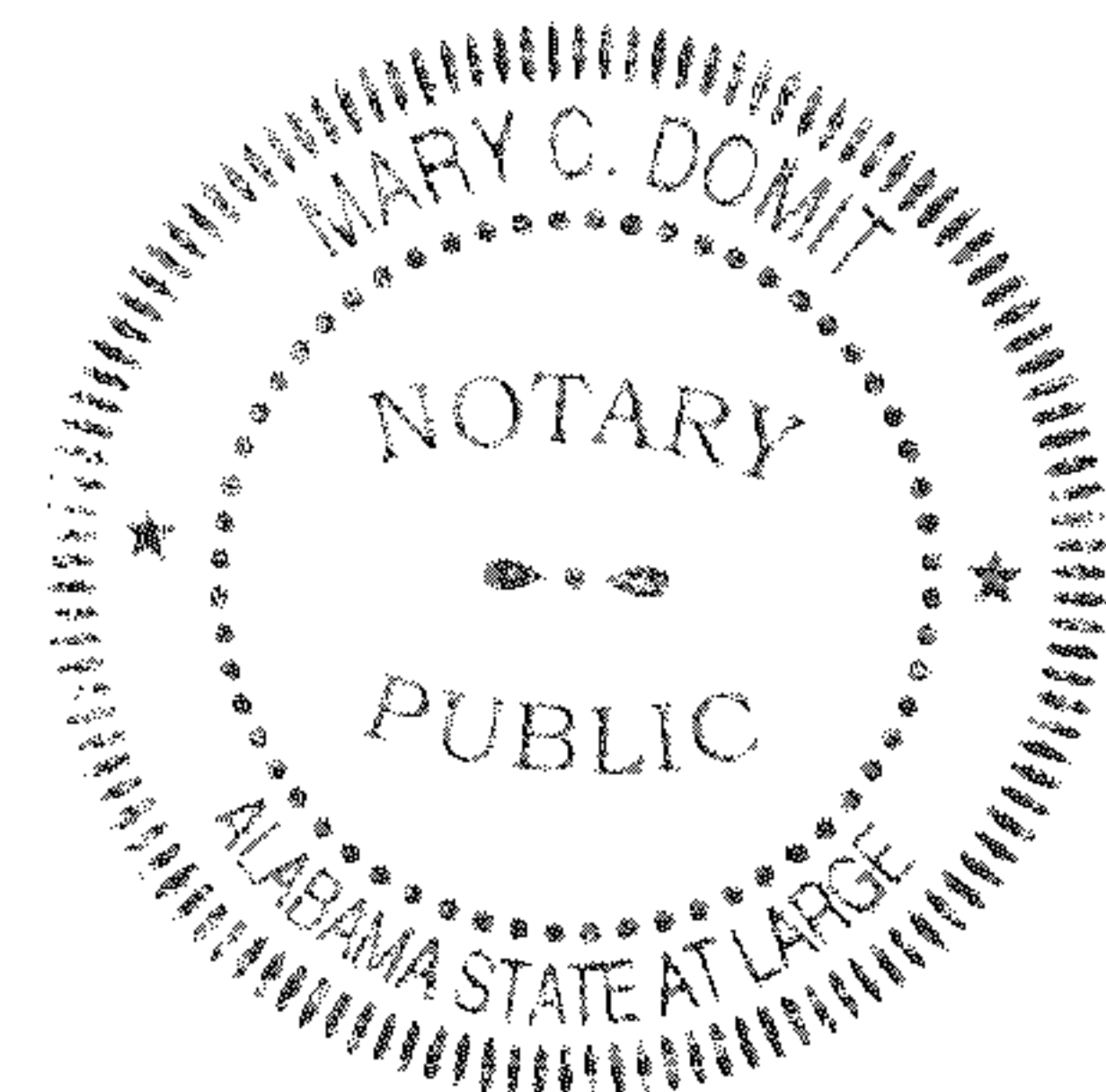
STATE OF Alabama
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **EUGENE MASTIN GILL, JR.** 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 28th day of March, 2019.


Notary Public

My Commission Expires:
04/12/20



Real Estate Sales Validation Form

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

Grantor's Name: EUGENE MASTIN GILL, JR.

Grantee's Name: EUGENE MASTIN GILL, JR and
BRANDI FOLEY EDGETTMailing Address: 932 HELENA STATION COVE
HELENA, AL 35080Mailing Address: 932 HELENA STATION COVE
HELENA, AL 35080Property Address: 932 HELENA STATION COVE
HELENA, AL 35080Date of Sales: March 28th, 2019
Total Purchase Price: (\$369,900.00)100% Interest = \$369,900.00
50% Interest = \$184,950.00Actual Value: \$369,900.00
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	<u>x</u>	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
_____	Closing Statement		

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: 03/28/19Print EUGENE MASTIN GILL, JR._____
Unattested

(verified by)

Sign

Eugene Mastin Gill, Jr.
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/02/2019 10:12:47 AM
 \$391.00 CHERRY
 20190402000104320

Allen S. Bayl