

THIS INSTRUMENT PREPARED BY:
Michael R. O'Donnell, Attorney
1282 Branchwater Lane
Birmingham, Alabama 35216

SEND TAX NOTICE TO:

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA,

COUNTY OF SHELBY.

KNOW ALL MEN BY THESE PRESENTS, that for the sum of Ten and 0/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency thereof is hereby acknowledged. the undersigned Grantor, **BRUCE ELLIOTT ERHARDT**, a married man, does by these presents, grant, bargain, sell, and convey unto Grantees, **CAROLYN O'DONNELL ERHARDT and BRUCE ELLIOTT ERHARDT**, husband and wife, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, in Block 1, according to the Map and Survey of Cherokee Hills Subdivision, as shown and recorded in Map Book 5, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO all easements and restrictions of record and any mineral rights not owned by Grantor, but if owned, conveyed hereby.

TO HAVE AND TO HOLD, to the Grantees, their successors 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 THE GRANTOR does for himself, his heirs and assigns, covenant with the Grantees, their heirs and assigns, that he is lawfully seized in fee simple of the premises; that they are free and clear of all encumbrances; that he has a good right to sell and convey the premises as aforesaid; and that he will and his heirs and assigns shall, warrant and defend the same to the Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereto set his signature and seal, this the 2 day of April, 2019.


BRUCE ELLIOTT ERHARDT

Shelby County, AL 04/16/2019
State of Alabama
Deed Tax: \$109.00

(Notary Statement Follows)

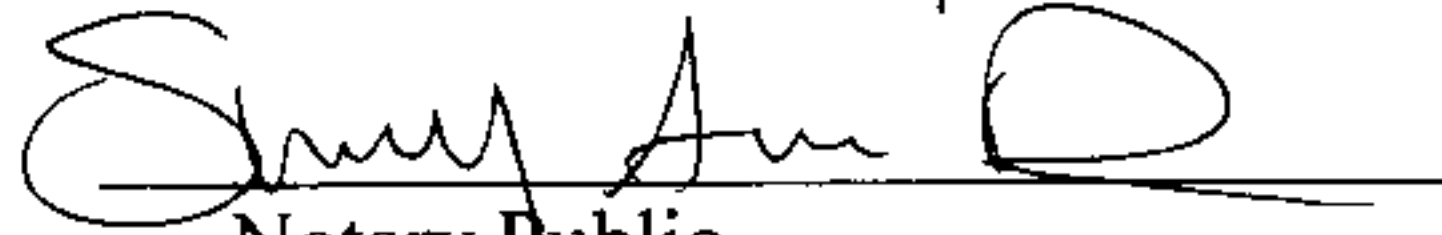

20190416000123630 1/3 \$130.00
Shelby Cnty Judge of Probate, AL
04/16/2019 10:49:37 AM FILED/CERT

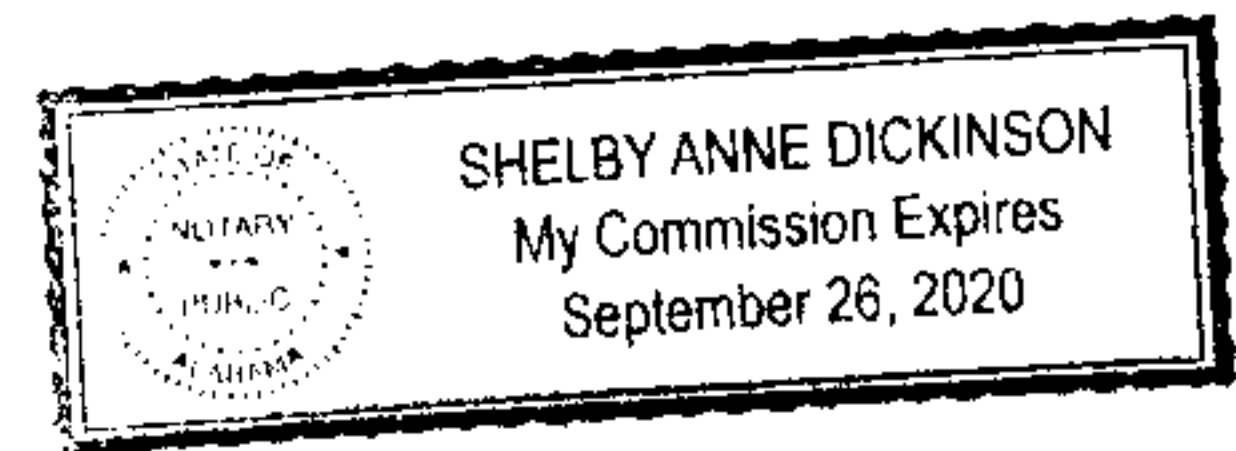
STATE OF ALABAMA,


COUNTY OF JEFFERSON.

I, the undersigned, a notary public in and for said county in said state, hereby certify that **BRUCE ELLIOTT ERHARDT**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of April, 2019.


Notary Public




20190416000123630 2/3 \$130.00
Shelby Cnty Judge of Probate, AL
04/16/2019 10:49:37 AM FILED/CERT

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

Bruce Erhardt
5455 Caldwell Mill Rd
B'ham 35242

Grantee's Name
Mailing Address

Carolyn D'Donnell
5455 Caldwell Mill Rd
B'ham AL 35242

Property Address

5455 Caldwell Mill Rd
B'ham AL 35242

Date of Sale

4/2/19

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 217,050 1/2 = 108,525

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 4/16/19

Unattested

Print BRUCE ERHARDT

Sign Bruce Erhardt

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

