

THIS INSTRUMENT WAS PREPARED BY:
John E. Medaris
230 Bearden Road
Pelham, AL 35124

SEND TAX NOTICE TO: Donald & Sandra Ward
2606 Mesquite Circle
Pelham, AL 35124
****Title not Examined****

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten thousand dollars (\$10,000.00) and other good and valuable consideration to the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Donald T. Ward and Sandra W. Ward a married man and woman, (herein referred to as Grantor, whether one or more), grant, bargain sell and convey unto Donald T. Ward and Sandra W. Ward and Dawn Allison Ward(herein referred to as Grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 13, according to the survey of Chaparral, First Sector, Phase I, as recorded in Map Book 7, Page 161, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law.

TO HAVE AND TO HOLD, to the said GRANTEE, his/her or their heirs and assigns forever.

And I/we do, for myself/ourselves and for my/our heirs, executors and administrators, covenant with said Grantee, his/her/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 stated 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 Grantee, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 25th day of April, 2019.

Donald T. Ward
Donald T. Ward

Sandra W. Ward
Sandra W. Ward

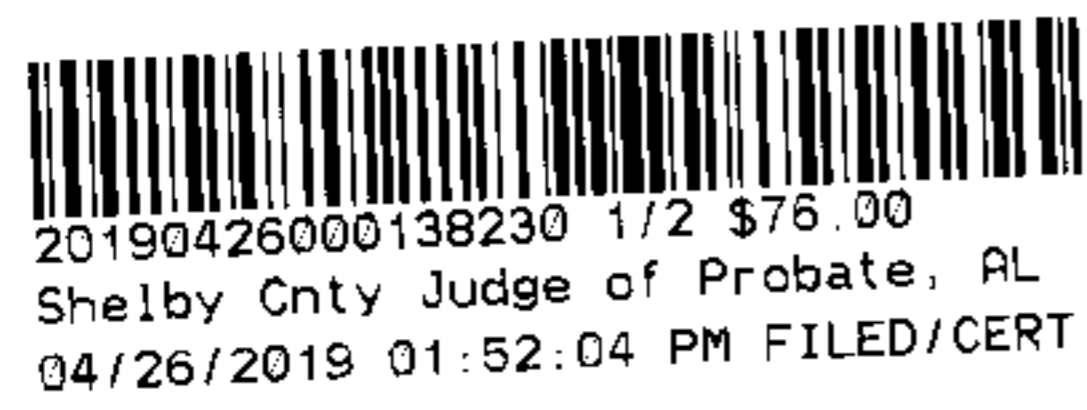
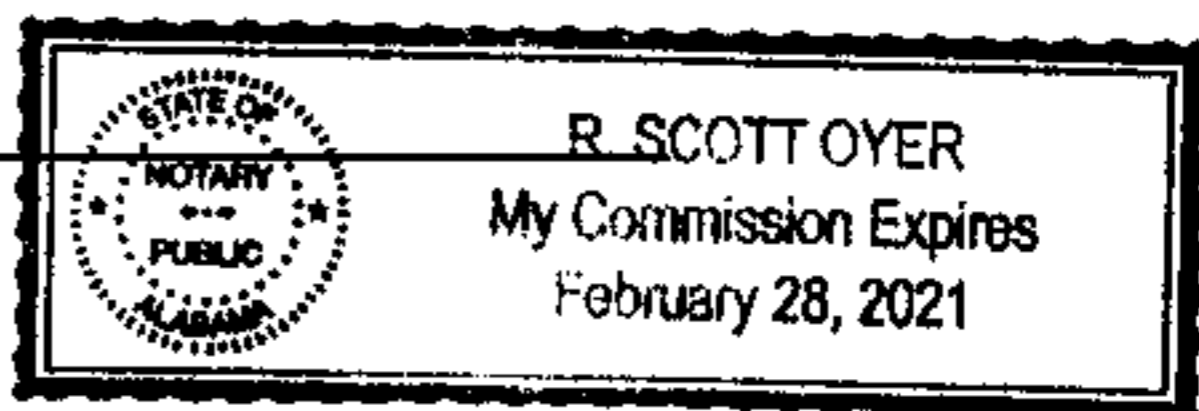
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Donald T. Ward and Sandra W. Ward whose name is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 2019.

R Scott Oyer

Notary Public
Commission Exp:



Shelby County, AL 04/26/2019
State of Alabama
Deed Tax: \$57.00

Real Estate Sales Validation Form

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

Grantor's Name Sandra + Donald Ward Grantee(s) Same plus Dawn Ward
 Mailing Address 2606 Mesquite Circle Mailing Address Same
Prichard Ala 35124

Property Address Same Date of Sale 4/26/19

Actual Value \$ _____
 or
 Assessor's Market Value \$ 176,000 1/3 = 58,666

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. none - estate planning

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).

Date _____

Print John E Medaris

Unattested
(verified by)

Sign John E Medaris
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

230 Bearden Rd
Prichard, Ala 35124

