

**This Instrument Was Prepared by:**  
Lorrie Maples Parker, Esquire  
The Parker Law Firm, LLC  
500 Office Park Drive Suite 100  
Birmingham, Alabama 35223

**Send Tax Notice To:**

Shena Birdsong  
Tammy Gibbons  
1236 Country Club Drive  
Hoover, Alabama 35244

**WARRANTY DEED**  
**Joint Tenancy with Right of Survivorship**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

}

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Four Hundred Thirty-Eight Thousand and No/100 Dollars (\$438,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, we, **ROBERT M. ELMORE AND CYNTHIA B. ELMORE, HUSBAND AND WIFE** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **SHENA BIRDSONG AND TAMMY GIBBONS** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 1, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 3RD ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

**NOTE:** \$350,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said GRANTEE 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has set their hands and seals, this 10<sup>th</sup> day of May, 2019.

Robert M. Elmore  
ROBERT M. ELMORE

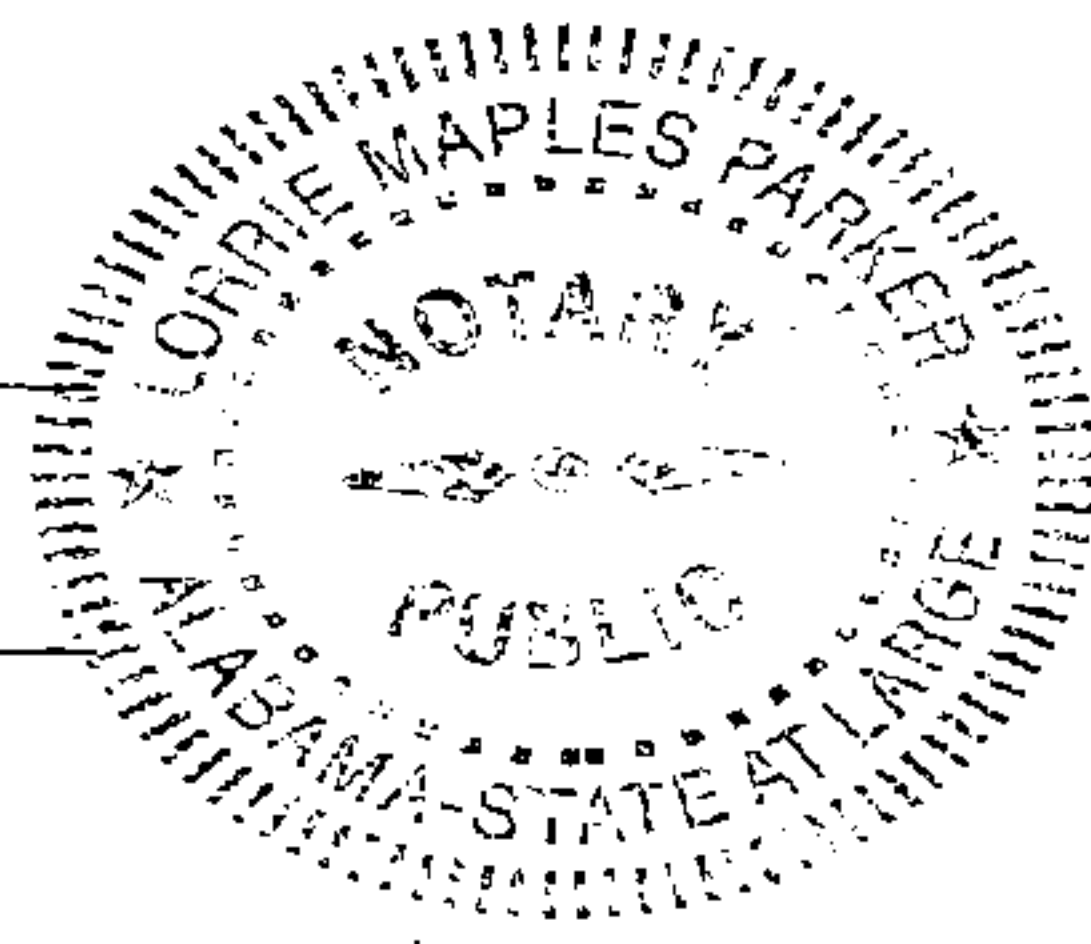
Cynthia B. Elmore  
CYNTHIA B. ELMORE

STATE OF ALABAMA 0  
COUNTY OF JEFFERSON 0

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Robert M. Elmore and Cynthia B. Elmore, husband and wife, whose names are signed to the foregoing conveyance, and who 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 10<sup>th</sup> day of May, 2019.

Lorrie Maples Parker  
Lorrie Maples Parker, Notary Public  
My Commission Expires: 10/16/2019



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

<b>Grantor's Name</b>	Robert M. Elmore Cynthia B. Elmore	<b>Grantee's Name</b>	Shena Birdsong Tammy Gibbons
<b>Mailing Address</b>	2805 Pelham Parkway Pelham, Alabama 35124	<b>Mailing Address</b>	1236 Country Club Circle Hoover, Alabama 35244
<b>Property Address</b>	1236 Country Club Circle Hoover, Alabama 35244	<b>Date of Sale</b>	May <u>10</u> , 2019
		<b>Total Purchase Price</b>	\$438,000.00
		<b>or</b>	
		<b>Actual Value, or</b>	\$
		<b>Assessor's Market Value</b>	\$

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	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 May 10, 2019

Unattested

Print: ROBERT M. ELMORE

*Robert M. Elmore*

(Grantor/Grantee/Owner/Agent) circle one

Date May 10, 2019

Unattested

Print: CYNTHIA B. ELMORE

*Cynthia B. Elmore*

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/14/2019 08:12:13 AM  
\$109.00 CHERRY  
20190514000161770

*Allen S. Boyd*