

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

Barkley Properties, L.L.C.

3823 Bent River Road
Birmingham, AL 35214

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

20190524000180120

05/24/2019 02:33:45 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Sixty Thousand and NO/100 (\$60,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Mia Willis Seeger, a married woman** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Barkley Properties, L.L.C.** (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY State of Alabama, to-wit:

Lot 2, Block 1, Fulton Avenue J.G. Lacey Subdivision in Section 2, Township 21 South, Range 3 West situated in Shelby County, Alabama, and more particularly described as Lot 2, Block 1, according to the Survey of J.G. Lacey Subdivision, as recorded in Map Book 3, Page 113, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

This property is not the homestead of the grantor, nor of her spouse.

The subject property is the same property as previously deeded in deeds recorded in Inst. # 20190222000057590, in Deed Book 270, page 170, and in Deed Book 193, page 546.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property address is **924 6th Street, SW, Alabaster, AL 35007**

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

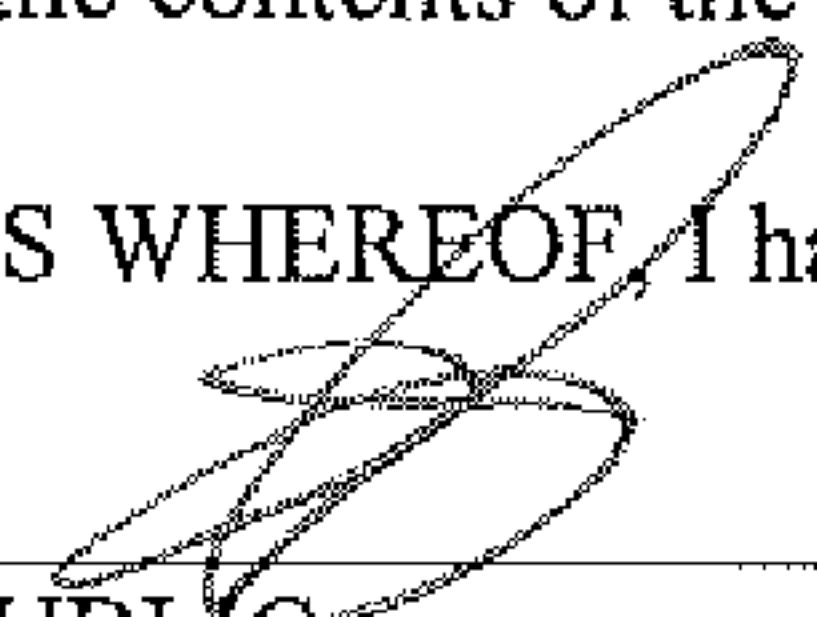
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this May 24, 2019


Mia Willis Seeger

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

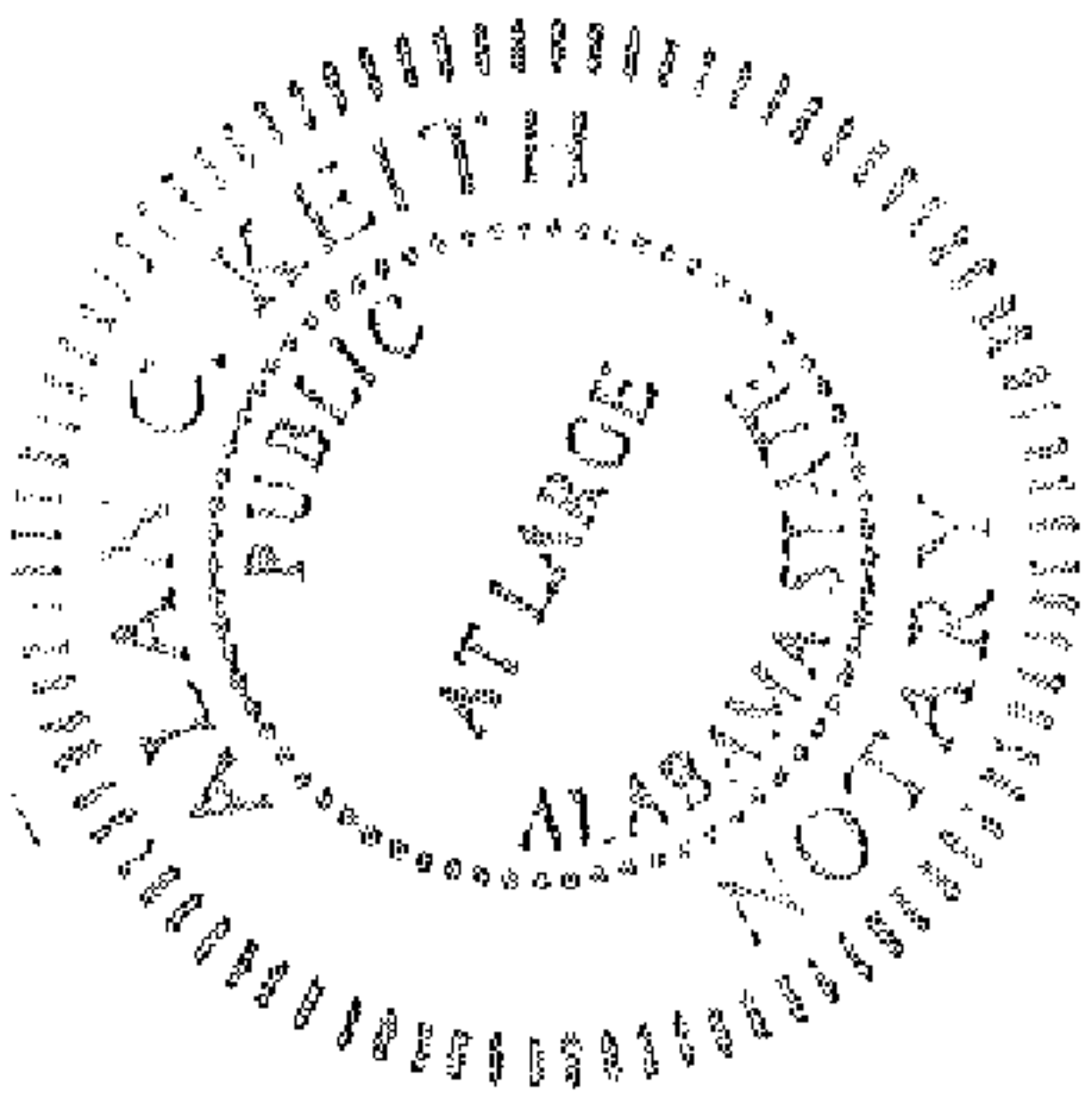
I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Mia Willis Seeger**, whose name is signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this May 24, 2019



NOTARY PUBLIC

My Commission Expires: 3/14/20



Real Estate Sales Validation Form

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

Grantor's Name Mia Willis Seeger
 Mailing Address 1031 Kerry Drive
Calera, AL 35040

Grantee's Name Barkley Properties LLC
 Mailing Address 3823 Bent River Road
Birmingham, AL 35216

Property Address 924 6th Street SW
Alabaster, AL 35007

Date of Sale 05/24/2019

Total Purchase Price \$ 60000.00

or

Actual Value \$

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 5/24/19

Print Jeff W. Parmer

☐ Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/24/2019 02:33:45 PM
 \$81.00 CHARITY
 20190524000180120

Allen S. Bond

Form RT-1