

WARRANTY DEED

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Six Thousand Five Hundred and 00/100 (\$206,500.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **DAVID CARNS and KIMBERLY WALLACE CARNS, HUSBAND AND WIFE** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **JOEY WILKES EAGAR**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 2804, ACCORDING TO THE SURVEY OF WEATHERLY HIGHLANDS, THE COVE
SECTOR 28 PHASE 1, AS RECORDED IN MAP BOOK 27, PAGE 99, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

\$185,850.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF
THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

KIMBERLY WALLACE CARNIS IS ONE AND THE SAME AS KIMBERLY WALLACE,
GRANTEE IN INSTRUMENT 20070403000150080.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 28th day of June, 2019.

David
DAVID CARNNS

Kimberly Wallace
KIMBERLY WALLACE CARN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that DAVID CARNES and KIMBERLY WALLACE CARNES whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 28th day of June, 2019.

My Commission Exp:

A graph with a horizontal axis labeled 'Net' and a vertical axis labeled 'Public'. The horizontal axis has tick marks at 0, 10, 20, 30, 40, 50, 60, 70, 80, 90, and 100. The vertical axis has tick marks at 0, 10, 20, 30, 40, 50, 60, 70, 80, 90, and 100. There are two curves: a solid black curve and a dashed black curve. The solid curve starts at (0, 0), dips to a minimum of approximately -35 at x=10, then rises to a peak of approximately 65 at x=30, and then gradually declines to about 10 at x=100. The dashed curve starts at (0, 0), rises to a peak of approximately 65 at x=10, and then gradually declines to about 10 at x=100. The two curves intersect at approximately x=15 and x=45.

A standard 1D barcode is positioned at the top of the page. Below the barcode, the document number, filing date, and court information are printed.

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

Shelby County, AL 07/02/2019
State of Alabama
Deed Tax: \$206.50



Real Estate Sales Validation Form

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

Grantor's Name DAVID CARNES
Mailing Address: _____

Grantee's Name JOEY WILKES EAGAR
Mailing Address: 112 COVE LN
PELHAM, AL 35124

Property Address 112 COVE LN
PELHAM, AL 35124

Date of Sale June 28, 2019
Total Purchaser Price \$206,500.00

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

Instructions
Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being transferred.

b. _____ the address—the physical address of the property being conveyed, if available

part 66, the date of which is prior 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 Sec. 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 Sec. 40-22-1 (h).

Date JUNE 28, 2019

Print Joey Wilkes Eagar
Sign Joey Wilkes Eagar
(Grantor/Grantee/Owner/Agent) circle one

