

STATE OF ALABAMA                   \*\*  
   \*\*       SURVIVORSHIP WARRANTY DEED  
SHELBY COUNTY                   \*\*

THIS INDENTURE, is made and entered into by and between **MARC B. WILSON AND WIFE, NORINE B. WILSON**, hereafter referred to as Grantors, and **MARC B. WILSON AND NORINE B. WILSON**, herein referred to as Grantees,

WITNESSETH:

That Grantor, For and in consideration of the sum of ten and no/100 Dollars to Grantor cash in hand paid by Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, and conveyed, and does by these presents give, grant, bargain, sell and convey to Grantees, as Tenants in Common and not as Joint Tenants, 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 lying and being situated in the County of Shelby, State of Alabama, to-wit:

**LOT 52, ACCORDING TO THE SURVEY OF CALUMET MEADOW, AS RECORDED IN MAP BOOK 21, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to taxes for the current year, outstanding mineral or mining rights, restrictions of record, and easements of record and as located, if any.


To Have and To Hold the above described property with the tenements, hereditament, appurtenances, and improvements thereunto belonging, or in anyway appertaining, unto Grantees as Tenants in Common and not as Joint Tenants, for and during their joint lives, and upon the death of either of them, then to the survivor of them and to the heirs and assigns of such survivor, in fee simple, together with every contingent remainder and right of reversion.

And Grantor covenants and agrees with Grantees that Grantor is lawfully seized of an indefeasible estate in fee simple in and to the real property herein conveyed; that Grantor has good right to sell and convey same; that said real property is free from all encumbrance, and Grantor does warrant and will forever defend the title thereto against the lawful claims and demands of all persons whomsoever, except for taxes for the current year and any easements, restrictions or reservations of record or visible, encumbrances, mineral rights heretofore conveyed, excepted or reserved, and any outstanding rights of redemption.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Given under my hand and seal this 15<sup>th</sup> day of May, ~~2018~~ <sup>2019</sup>.

  
\_\_\_\_\_  
Marc B. Wilson

  
\_\_\_\_\_  
Norine B. Wilson

ADDRESS OF GRANTEE:

176 CALUMET  
BIRMINGHAM, AL

STATE OF ALABAMA

\*\*

\*\*

COUNTY OF St. Clair

\*\*

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **MARC B. WILSON AND NORINE B. WILSON**, 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, executed the same on the day the same bears date.

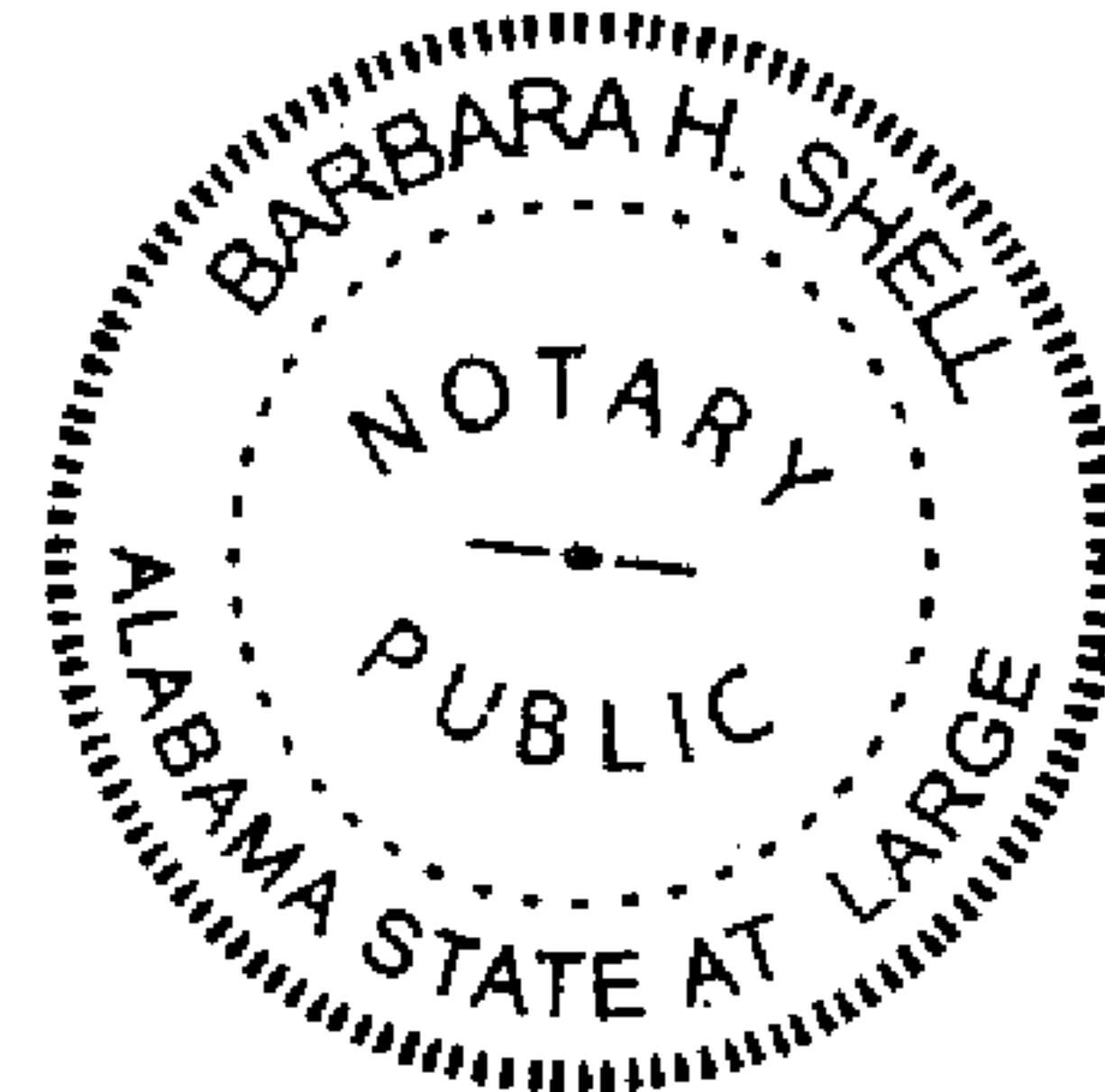
Given under my hand and seal on the 15<sup>th</sup> day of May, ~~2018~~ 2019

Barbara H. Shell  
Notary Public

PREPARED BY:

RICE, RICE & SMITH, P.C.  
403 CHOCCOLOCCO STREET  
P. O. BOX 3267  
OXFORD, ALABAMA 36203

My Commission Expires 07-08-19



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name MARC B. WILSON

Grantee's Name

MARC B. WILSON

Mailing Address

176 Calumet Dr  
Birmingham, AL 35242

Mailing Address

NORINE B. WILSON176 CALUMET DRIVEBIRMINGHAM, AL35242

Property Address

176 CALUMET DRIVEBIRMINGHAM, AL 35242

Date of Sale

Total Purchase Price

\$

213,000<sup>00</sup>

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  
☐ 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 form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5-15-19☒ Unattested

(verified by)

Print

Sign

Marc B. Wilson  
M.B. Wilk  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/27/2019 03:40:50 PM  
 \$234.00 CHARITY  
 20190827000315680

*Allen S. Bayl*