

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Alan Bruce Williams
Lisa Steele Williams
5145 Crossings Parkway
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Four Hundred Fifty Thousand and no/100 (\$450,000.00) DOLLARS to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Carl D. Lazenby, Jr.** and wife, **Judith L. Brown Lazenby** do hereby grant, bargain, sell and convey unto **Alan Bruce Williams** and **Lisa Steele Williams**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:


SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Judith L. Brown Lazenby is one and the same person as Judith L. Brown.

TO HAVE AND TO HOLD 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of October, 2019.



Carl D. Lazenby, Jr.


Judith L. Brown Lazenby

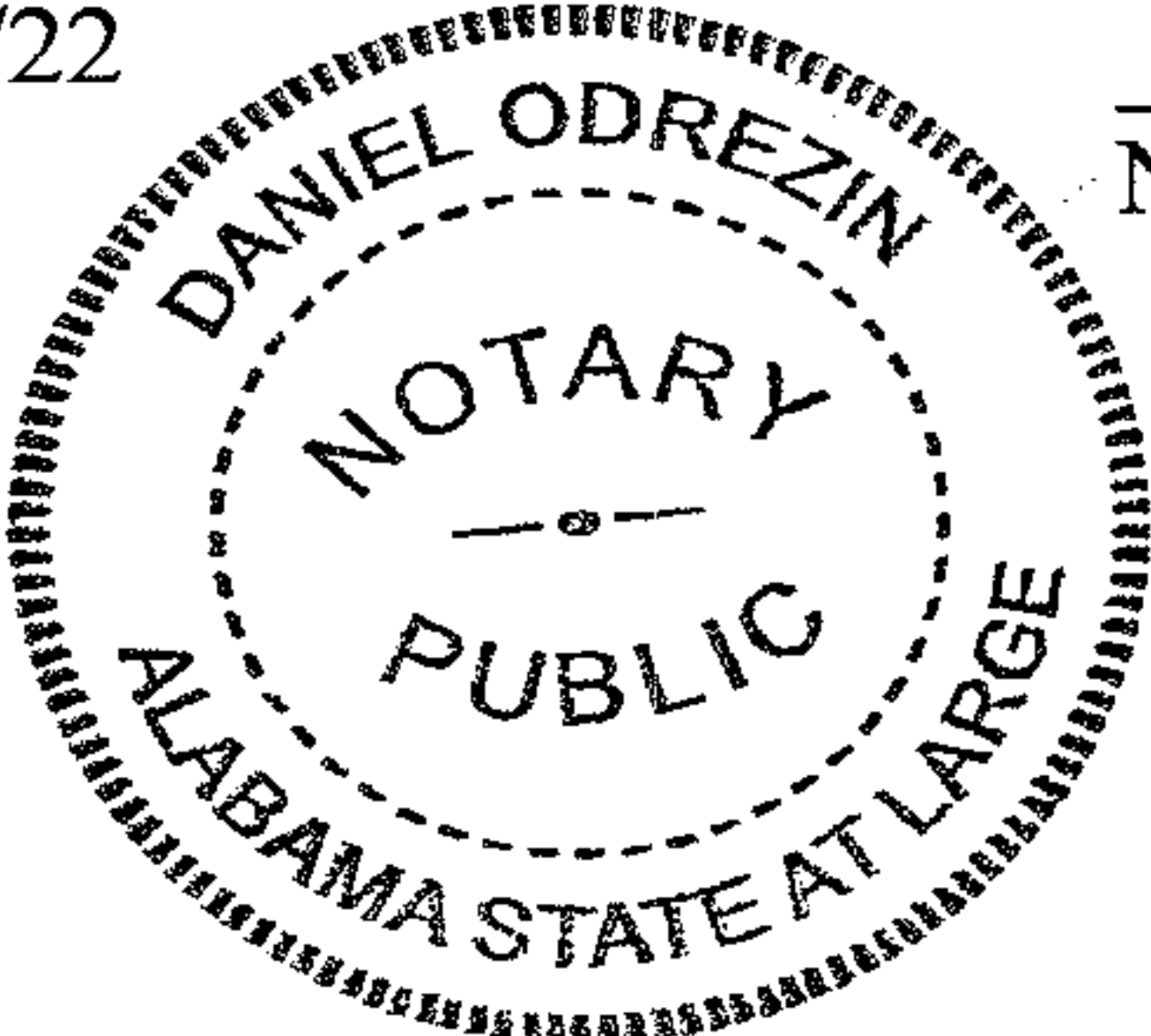
STATE OF ALABAMA)

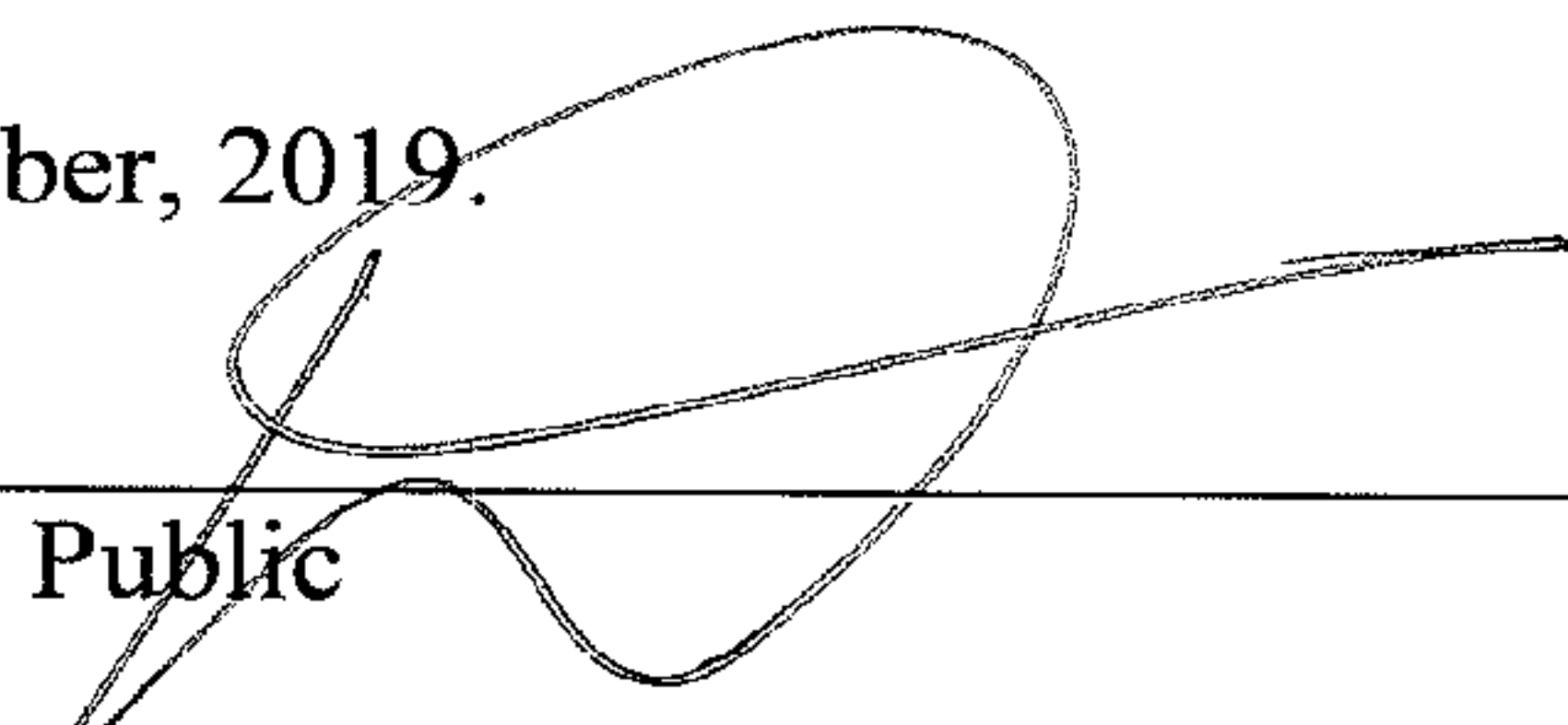
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carl D. Lazenby, Jr.** and wife, **Judith L. Brown Lazenby** 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 11th day of October, 2019.

My Commission Expires: 04/03/22





Notary Public

Exhibit "A"
Property Description

Lot 476, according to the Survey of Caldwell Crossings Fourth Sector Phase Two, as recorded in Map Book 36, Page 149, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2020 and subsequent years, a lien but not yet due and payable; (2) Easements, building lines and restrictions as shown on recorded map; (3) Right-of-way granted to Alabama Power Company recorded in Volume 217, Page 750; Inst. No. 2004-5777; Inst. No. 2005-39198, Volume 220, Page 67 and Inst. No. 2006-5242; (4) Restrictions appearing of record in Inst. No. 2005-17275; Inst. No. 2005-12749; Misc. Book 27, Page 381; Inst. No. 1997-23467 and Inst. No. 2006-23000; (5) Agreement with the City of Hoover as recorded in Inst. No. 2005-12750 and Inst. No. 2000-25987; (6) Easement as set forth in Inst. No. 1993-31528 and Inst. No. 1993-31529.

Grantors make no warranties as to title to any minerals and or mining rights and other rights, privileges and immunities relating thereto.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Carl D. Lazenby, Jr. and Judith L. Brown,Lazenby

Mailing Address _____

Grantee's Name

Alan Bruce Williams and Lisa Steele Williams

Mailing Address _____

Property Address 5145 Crossings Parkway
Birmingham, AL 35242Date of Sale October 11, 2019Total Purchase Price \$450,000.00

Or

Actual Value

\$ _____

Or

Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2019 09:41:16 AM
\$478.00 CHERRY
20191015000379370

Allen S. Byrd

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☐ Appraisal☐ 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: October 11, 2019

Daniel Odrezin

Sign

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by) _____