

20191217000466240
12/17/2019 12:30:26 PM
DEEDS 1/3

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Peggy Brown Minyard
David Lawrence McGlown

1734 Mountain Laurel Ln.
Hoover, AL 35244

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Dollars and No Cents (\$10.00) the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Peggy Brown Minyard, an unmarried woman, whose mailing address is:

1734 Mountain Laurel Ln., Hoover, AL 35244

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Peggy Brown Minyard and David Lawrence McGlown, whose mailing address is:

1734 Mountain Laurel Ln., Hoover, AL 35244

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 1734 Mountain Laurel Ln., Hoover, AL 35244 to-wit:

Lot 63, according to the survey of Davenports Addition to Riverchase West Sector 3, as recorded in Map Book 8, Page 53 A, B, and C, in the Probate Office of Shelby County, Alabama.

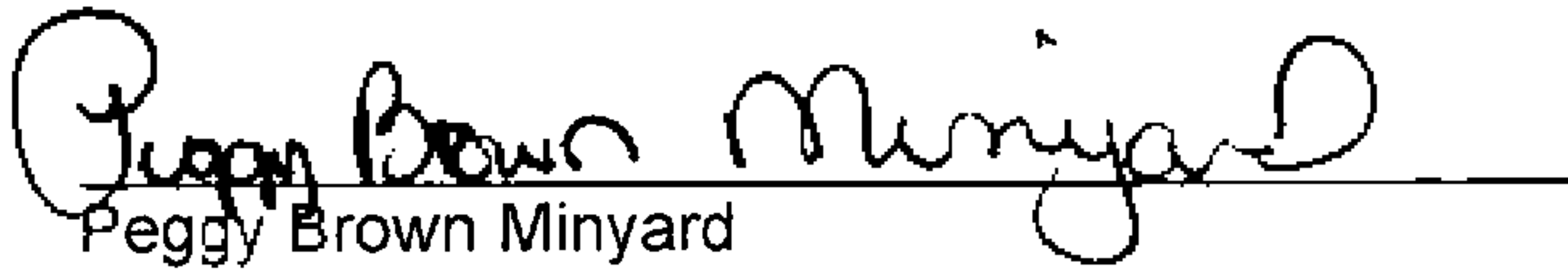
Subject to: All easements, restrictions and rights of way of record.

Peggy Minyard, grantee of that certain deed recorded in Instrument #20180501000145780 and Peggy Brown Minyard, grantor herein, are one and the same person.

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

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 2nd day of December, 2019

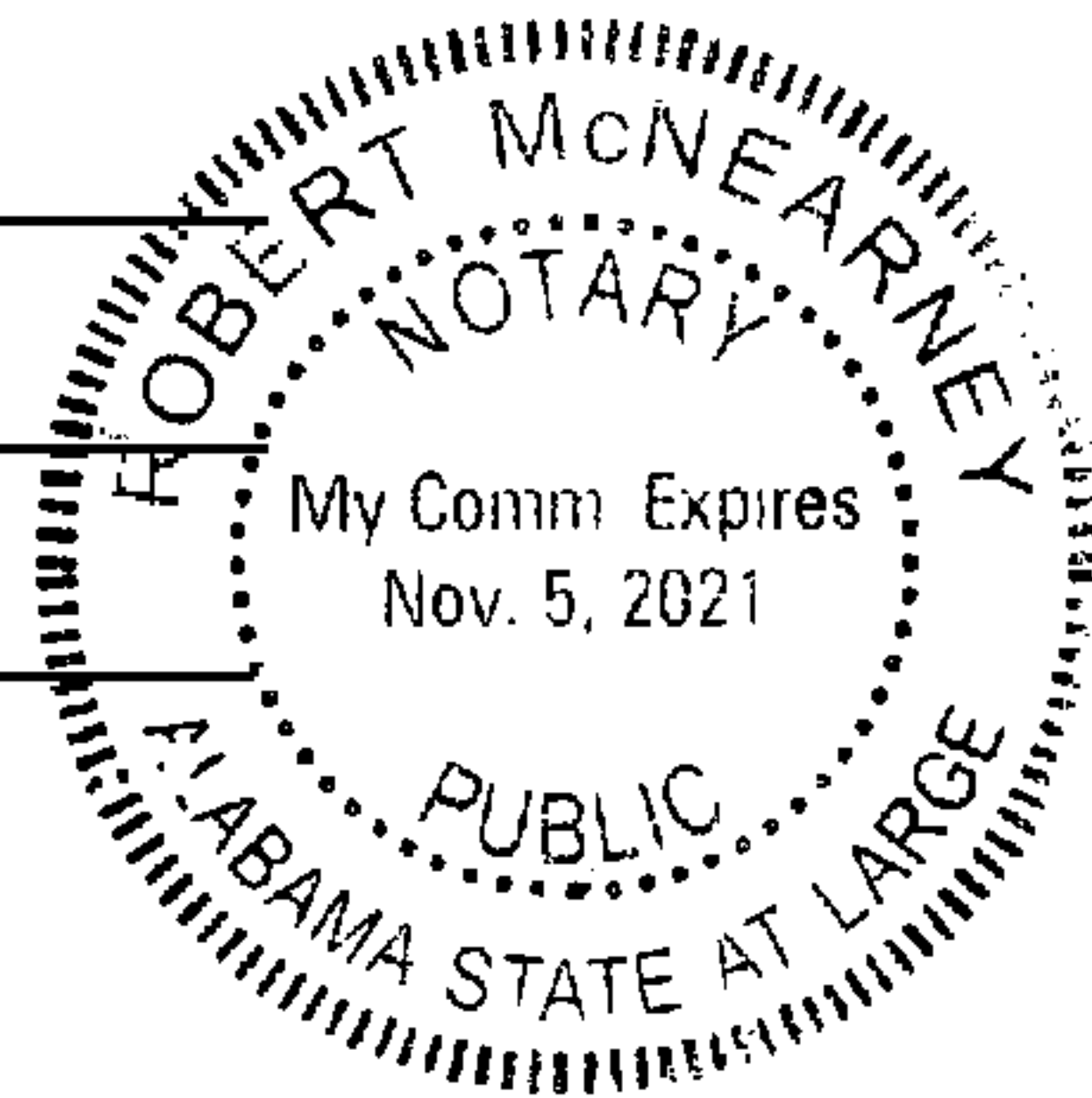

Peggy Brown Minyard

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy Brown Minyard, an unmarried woman, 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 official seal this the 2nd day of December, 2019.


Notary Public, State of Alabama

Printed Name of Notary _____
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Peggy Brown Minyard
 Mailing Address 1734 Mountain Laurel Ln.
Hoover, AL 35244

Grantee's Name Peggy Brown Minyard
 Mailing Address David Lawrence McGlown
1734 Mountain Laurel Ln
Hoover, AL 35244

Property Address 1734 Mountain Laurel Ln.
Hoover, AL 35244

Date of Sale 12/2/19
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 1/2 of \$210,600.00 =
\$105,300.00

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 12/2/19

Print Deana Suttles

Unattested

Sign Deana Suttles

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/17/2019 12:30:26 PM
 \$133.50 CHARITY
 20191217000466240

Allen S. Boyd