

SEND TAX NOTICE TO:
James G. Van Horn &
Cynthia B. Van Horn
104 Legacy Parc Dr
Pelham, Alabama 35124

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

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01/06/2020 03:34:23 PM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Three Hundred Twenty Nine Thousand Nine Hundred dollars & no cents (\$329,900.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Darby Dickinson, Administrator of The Estate of James Dean Dickinson

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

James G. Van Horn and Cynthia B. Van Horn, husband and wife

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF LEGACY PARC, AS RECORDED IN MAP BOOK 27, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$263,920.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

35' Building setback in front of said property as recorded in Map Book 27, Page 9.

5' Easement in front of said property as recorded in Map Book 27, Paage 9.

100' Easement to Alabama Power Copmany on South Side of said property as recorded in Map Book 27, Page 9.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 2000-35149, and Instrument No. 2000-35148 in the Probate Office of Shelby County, Alabama.

Subject to any loss or damage arising of contest of the Estate of James Dickinson filed in Case No. PR 2019-000598 and loss or damage arising out of claims of Creditors.

This Policy insures against loss or damage which the insured may sustain by reason of said right, claim, or matter, including unmarketability of title; provided, however, that with respect to said right, claim, or matter, the offer of any licensed title insurance company to insure the title to the land in the manner set forth herein shall be conclusive evidence of the marketability of the title hereby insured. The Company agrees that upon request of any mortgagee or purchaser of the insured (or the mortgagee of such purchaser), it will issue its policy containing the same affirmative coverage set forth herein, but subject to the same condition. The Company shall not be liable for any loss or damage sustained by the insured by reason of rejection of title by a proposed purchaser, mortgagee, or assignee, or refusal to make a loan, or refusal to purchase the mortgage by reason of the right, claim, or matter, provided the insurance is available as set forth herein.

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 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 warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **December 30, 2019**.

_____(Seal)

Darby Dickinson, Administrator (Seal)
Darby Dickinson, Administrator of The Estate of James Dean Dickinson

_____(Seal)

_____(Seal)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Darby Dickinson, whose name is signed as Administrator of the Estate of James Dean Dickinson, deceased, Probate Case #PR2019-000598, Shelby County, Alabama, who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in his her capacity as such Administrator, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on December 30, 2019.

[Signature]
Notary Public

My commission expires: 3-9-20



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name The Estate of James Dean Dickinson, Grantee's Name James G. Van Horn and Cynthia B. Van Horn
Case # PR2019-000598, Shelby County, Alabama

Mailing Address 1522 Ridge St NW
Cullman, Alabama 35055
Property Address 104 Legacy Parc Drive, Pelham,
Alabama 35124

Mailing Address 104 Legacy Parc Dr
Pelham, Alabama 35124
Date of Sale 12/30/2019

Total Purchase Price \$329,900.00

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
☒ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 12/30/19

Print James G. Van Horn

Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2020 03:34:23 PM
\$358.00 CHARITY
20200106000008100

Allen S. Bayl