

20200723000307920  
07/23/2020 08:49:33 AM  
DEEDS 1/3

**This instrument was prepared by:**  
Joshua L. Hartman  
3138 Cahaba Heights Rd., Suite 110  
Birmingham, Alabama 35201

**Send Tax Notice To:**  
Matthew Corbin and Carley Corbin  
2212 Black Creek Crossing  
Hoover, AL 35244

**WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

COUNTY OF SHELBY )

That in consideration of **FOUR HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$495,000.00)**, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Daniel Dwain Jackson and Stacie Williams Jackson** do hereby grant, bargain, sell and convey unto **Matthew Corbin and Carley Corbin**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 36A, according to the Survey of Lake Wilborn Phase 1A Resurvey No. 1, as recorded in Map Book 48, Pages 72 A and B, in the Probate Office of Shelby County, Alabama.**

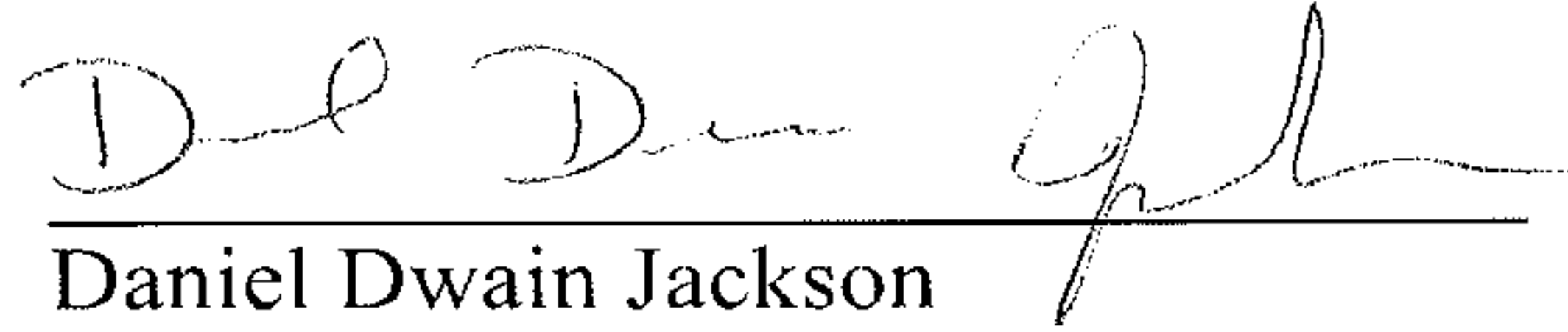
**SUBJECT TO ALL MATTERS OF RECORD**

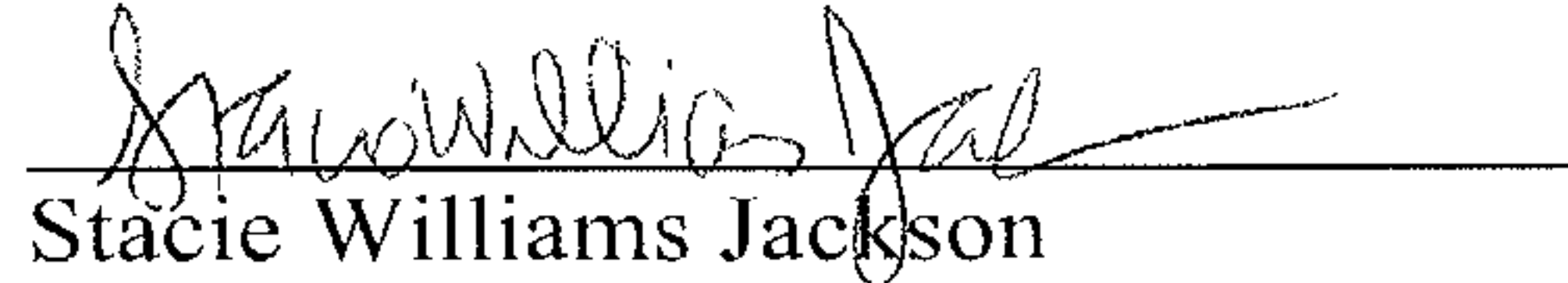
**\$100,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

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 22nd day of July, 2020.

  
Daniel Dwain Jackson

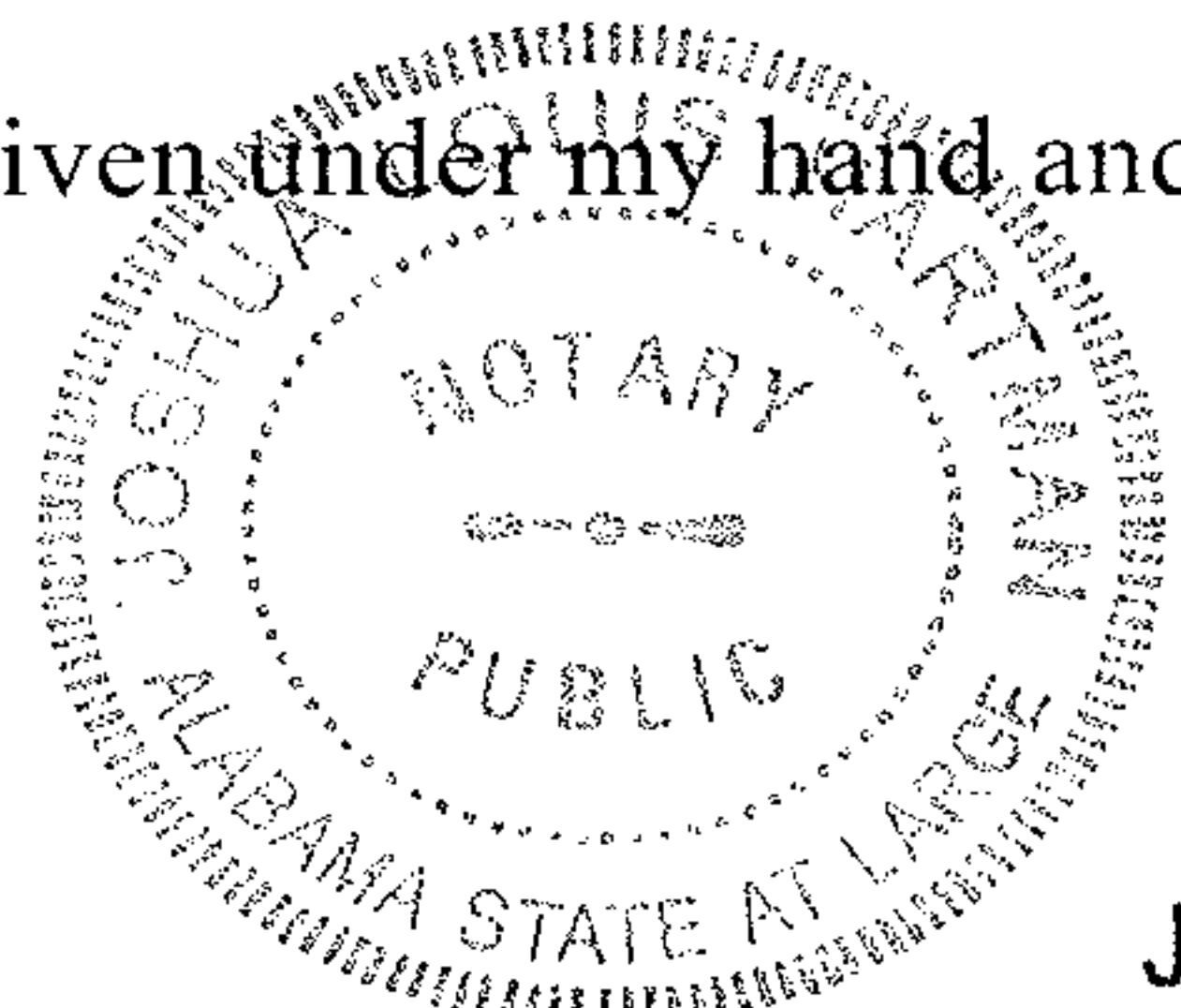
  
Stacie Williams Jackson

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Dwain Jackson and Stacie Williams Jackson, 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 22nd day of July, 2020.



  
Notary Public

My Commission Expires: JOSHUA LOUIS HARTMAN  
Notary Public, Alabama State At Large  
My Commission Expires March 19, 2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/23/2020 08:49:33 AM  
\$423.00 CHERRY  
20200723000307920

20200723000307920 07/23/2020 08:49:33 AM DEEDS 3/3

*Allen S. Boyd*

### Real Estate Sales Validation Form

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

Grantor's Name Daniel Dwain Jackson and Stacie Williams  
Jackson  
Mailing Address \_\_\_\_\_

Property Address 2212 Black Creek Crossing  
Hoover, AL 35244

Grantee's Name Matthew Corbin and Carley Corbin  
Mailing Address \_\_\_\_\_

Date of Sale July 22, 2020

Total Purchase Price \$495,000.00

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

\_\_\_\_\_ 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 07/22/2020

Print Jessica Lewis Hartman

\_\_\_\_\_ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one