

RECORDING REQUESTED BY:

SOLIDIFI

88 SILVA LANE

MIDDLETOWN, RI 02842

PREPARED BY:

LYNN BYRD, ATTORNEY AT LAW

O/B/O BC LAW FIRM, P.A.

PO BOX 44 MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:

REBECCA D. MCCALMAN

RON W. MCCALMAN, JR.

CAROL MITCHELL

2052 NUNNALLY PASS

HOOVER, AL 35244

20200826000373770

08/26/2020 01:36:31 PM

DEEDS 1/3

WARRANTY DEED

For good consideration, I (we) **REBECCA D. MCCALMAN AND RON W. MCCALMAN, JR., FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM** whose mailing address is 2052 NUNNALLY PASS, HOOVER, AL 35244, hereby bargain, deed and convey to **REBECCA D. MCCALMAN AND RON W. MCCALMAN, JR., HUSBAND AND WIFE AND CAROL MITCHELL, UNMARRIED, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM** whose mailing address is 2052 NUNNALLY PASS, HOOVER, AL 35244, the following described land in SHELBY County, State of Alabama, free and clear with **WARRANTY COVENANTS**; to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HOOVER, COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 12, ACCORDING TO THE SURVEY OF LAKE WILBOM PHASE 1B, AS RECORDED IN MAP BOOK 48, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 13 2 04 2 002 041.000

Property Address: 2052 NUNNALLY PASS, HOOVER, AL 35244

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs , executors and administrators, covenant with said **GRANTEES**, his, her or 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**, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 21 day of May, 2020.


REBECCA D. MCCALMAN


RON W. MCCALMAN, JR

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, David Scott Watson, a Notary Public, hereby certify that **REBECCA D. MCCALMAN**
AND RON W. MCCALMAN, JR, 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 this 21 day of May, 2020.


Notary Public

DAVID SCOTT WATSON
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires July 16, 2022

Real Estate Sales Validation Form**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

Grantor's Name Ronald W. McCalman and Rebecca D. McCalman
 Mailing Address 2052 Nunnally Pass
Hoover, AL 35244

Grantee's Name Ronald W. McCalman and Rebecca D. McCalman and Carol Mitchell
 Mailing Address 2052 Nunnally Pass
Hoover, AL 35244

Property Address 2052 Nunnally Pass
Hoover, AL 35244

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ \$506,530.00 Paying taxes on 1/3 value - \$168,843.33



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/26/2020 01:36:31 PM
 \$197.00 CHERRY
 20200826000373770

Allen S. Bayl

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 Assessor's info
☐ 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 5-21-2020

Print Rebecca D. McCalman
RONALD W. McCalman Jr

Sign

R. W. McCalman Jr
Rebecca D. McCalman

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1