



20200902000388370 1/3 \$83.50
Shelby Cnty Judge of Probate, AL
09/02/2020 09:10:22 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

April B. Danielson, Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

STATE OF ALABAMA)
SHELBY COUNTY)

TITLE NOT EXAMINED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **ONE HUNDRED DOLLARS (\$100.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof being hereby acknowledged, **BARBARA SUE YEAGER**, a single woman (herein referred to as "Grantor"), does grant, bargain, sell and convey unto **BARBARA SUE YEAGER**, a single woman, and **NANCY YEAGER BRISLIN**, a single woman, (herein collectively referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2, BLOCK 2, ACCORDING TO RESURVEY OF BRECKENRIDGE PARK, AS RECORDED IN MAP BOOK 9, PAGE 110 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Address of Property: 506 Hillsboro Lane, Helena, AL 35080
Parcel I.D.: 138281001024.027
Tax Assessor's Property Value: \$110,300
Source of Title: Instrument #1999-12427; Map Book: 09; Page 110

Subject to ad valorem taxes due October, 2020, a lien, but not yet due and payable.


Subject to all easements, encumbrances, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said Grantees, as joint tenants with right of survivorship, and to the survivor's heirs, personal representatives, 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, personal representatives, and assigns of the surviving Grantee herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of August, 2020.


Barbara Sue Yeager

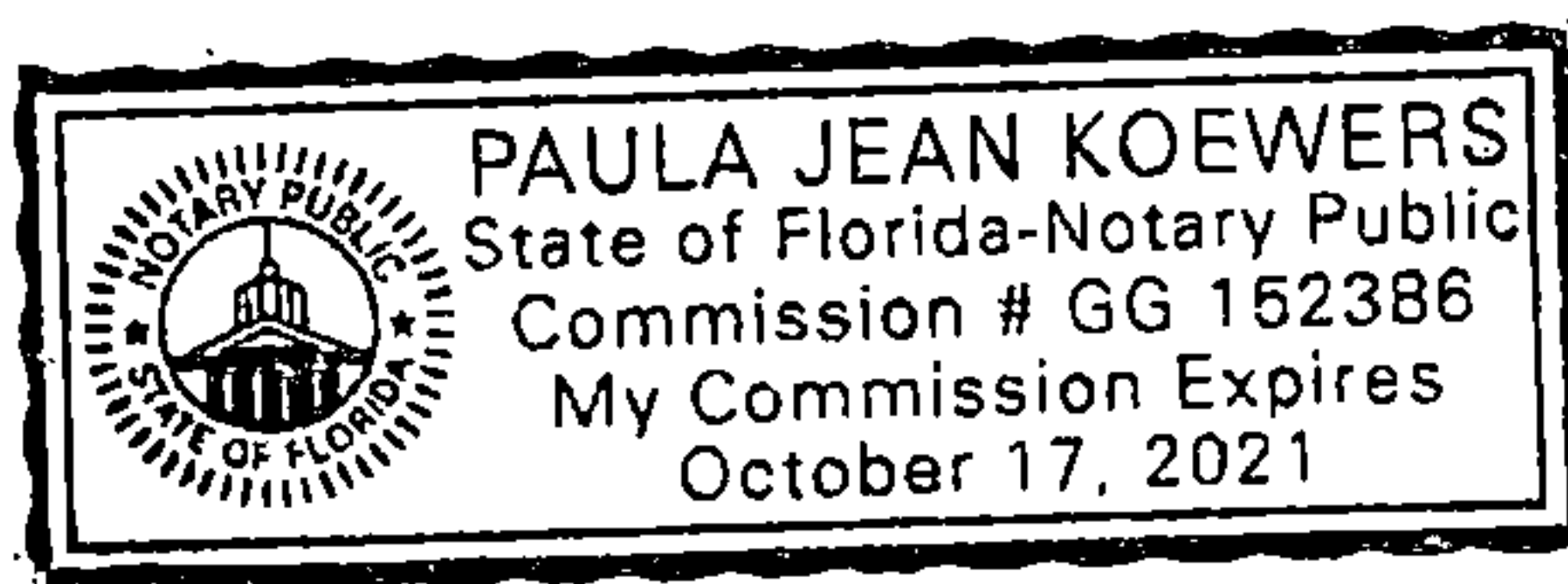
STATE OF Florida)
COUNTY OF Escambia)

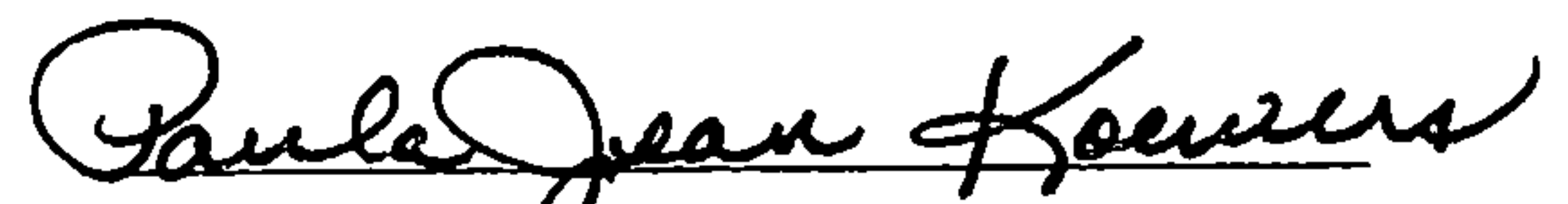

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I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that **BARBARA SUE YEAGER**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of August, 2020

(SEAL)




NOTARY PUBLIC
My Commission Expires: Oct 17.21

Real Estate Sales Validation Form

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

Grantor's Name Barbara Sue Yeager
Mailing Address PO Box 854
Orange Beach, AL 36561

Grantee's Name Nancy Yeager Brislin
Mailing Address PO Box 854
Orange Beach, AL 36561

Property Address 506 Hillsboro Lane
Helena, AL 35080

Date of Sale 8-25-2020

Total Purchase Price \$

or

Actual Value \$

or


Assessor's Market Value \$ 110,300

Shelby County, AL 09/02/2020
State of Alabama
Deed Tax: \$55.50

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


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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 8-25-2020

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1