

This instrument was prepared by:

Gilbert F. Douglas, III
1868 Patton Chapel Road
Birmingham, AL 35226

Send Tax Notice to:

Gilbert F. Douglas, III & Cynthia Ardis Nettles Douglas
1868 Patton Chapel Road
Birmingham, AL 35226

GENERAL WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP

Title Not Examined by Preparer

THIS FORM PROVIDED BY ALABAMA TITLE CO., INC., Birmingham, AL

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

County Division Code: AL040
Inst. # 2020104918 Pages: 1 of 3
I certify this instrument filed on
9/18/2020 11:51 AM Doc: D
Judge of Probate
Jefferson County, AL. Rec: \$22.00
DeedTx: \$10.00
Clerk: LYNN

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no 00/100 (\$10,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, We **Gilbert F. Douglas, III and Cynthia Ardis Nettles Douglas**, husband and wife herein referred to as GRANTOR(s), do grant, bargain, sell and convey unto **Gilbert F. Douglas, III and Cynthia Ardis Nettles Douglas**, as joint tenants with right of survivorship herein referred to as GRANTEE(s), the following described real estate, situated in Jefferson County Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to: 1) Taxes for the year 2020, a lien due but not payable until October 1, 2020; 2) Set back lines, restrictions, conditions, reservations, rights-of-ways and easements of record, if any, and; 3) Mineral and mining rights not owned by the grantor.

The purpose of this deed is to convey title to subject property into grantor and his spouse as joint tenants with right of survivorship.

TO HAVE AND TO HOLD to 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 do for myself and for my heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns or successors 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 good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her or their heirs and assigns or its successors and assigns forever, against the lawful claims of all persons.

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20200918000420290 1/4 \$131.00
Shelby Cnty Judge of Probate, AL
09/18/2020 02:29:37 PM FILED/CERT

Shelby County, AL 09/18/2020
State of Alabama
Deed Tax: \$100.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of September, 2020.

By: Gilbert F. Douglas III
Gilbert F. Douglas, III

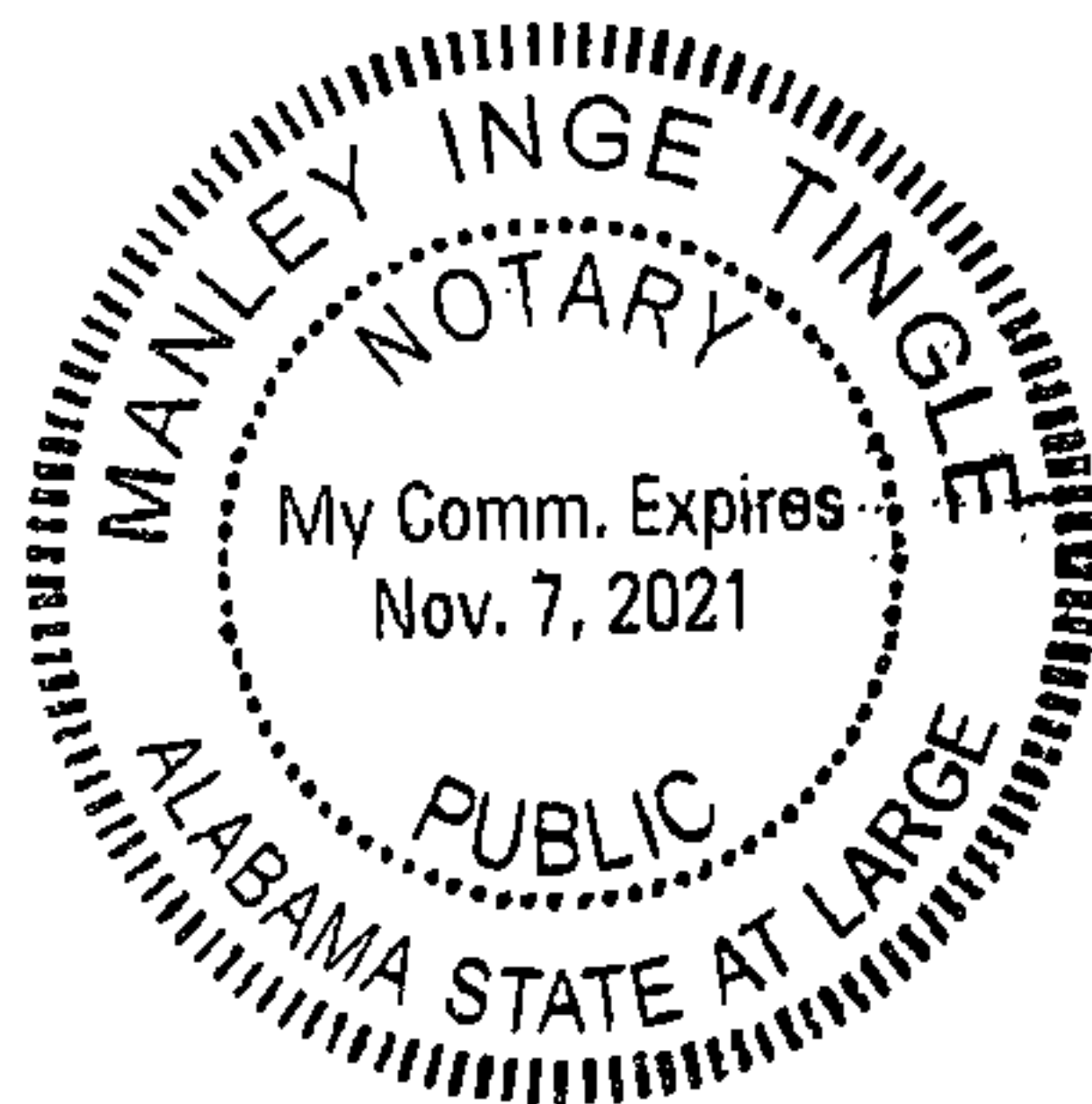
By: Cynthia Ardis Nettles Douglas
Cynthia Ardis Nettles Douglas

General Acknowledgment

STATE OF ALABAMA)
COUNTY of JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gilbert F. Douglas, III and Cynthia Ardis Nettles Douglas**, husband and wife, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of Sept 2020.



Notary Public: M. Inge Tingle
My Commissions Expires: 11/7/2021



20200918000420290 2/4 \$131.00
Shelby Cnty Judge of Probate, AL
09/18/2020 02:29:37 PM FILED/CERT

EXHIBIT "A"

Parcel I:

Lot 2, according to the Douglas Commons Subdivision Plat as recorded in Map Book 236, Page 38, in the Office of the Judge of Probate of Jefferson County, Alabama.

Being the same property conveyed to Gilbert F. Douglas, III in LR201218, Pg: 6532, in the Office of the Judge of Probate of Jefferson County, Alabama.

Parcel II:

Lot 4, according to the Douglas Commons Subdivision Plat as recorded in Map Book 236, Page 38, in the Office of the Judge of Probate of Jefferson County, Alabama.

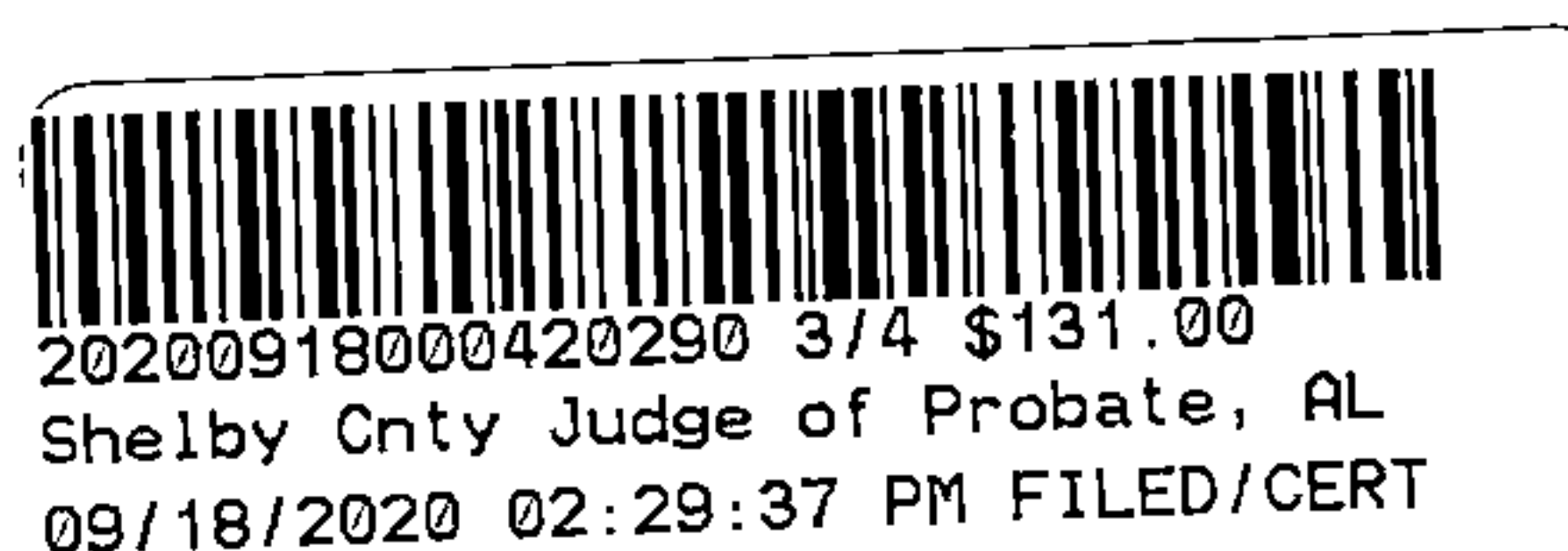
Being the same property conveyed to Gilbert F. Douglas, III in LR201218, Pg: 6532, in the Office of the Judge of Probate of Jefferson County, Alabama.

Parcel III:

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, City of Pelham, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, thence North 90 degrees 00 minutes 00 seconds and along the Section line a distance of 362.50 feet (Deed); thence South 58 degrees 52 minutes 20 seconds West a distance of 8.51 feet (Deed); thence North 28 degrees 10 minutes 04 seconds West a distance of 18.40 feet to the POINT OF BEGINNING; said point lying on the Northwesternly R.O.W. of Alabama Highway #261 (80' R.O.W.); thence South 58 degrees 52 minutes 20 seconds West along said R.O.W. a distance of 198.17 feet (Meas) 201.82 feet (Deed); thence North 36 degrees 43 minutes 36 seconds West and leaving said R.O.W. a distance of 121.26 feet (Meas) 135.00 feet (Deed); thence North 60 degrees 26 minutes 32 seconds East 126.10 feet (Meas) 125.00 feet (Deed); thence North 56 degrees 16 minutes 19 seconds East 90.32 feet (Meas) 90.30 feet (Deed) to a point lying on the Westerly R.O.W. of a 25 foot R.O.W.; thence South 28 degrees 10 minutes 04 seconds East 121.49 feet (Meas) 139.89 feet (Deed) to the POINT OF BEGINNING.

Being the same property conveyed to Gilbert F. Douglas, III in Instrument #20040322000143530, in the Office of the Judge of Probate of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Gilbert F. Douglas
1808 Patton Chapel
B'ham AL 35226

Grantee's Name
Mailing Address

Cindy Douglas
1808 Patton Chapel
B'ham AL 35226

Property Address

1920 Valleydale
B'ham, AL 35244

Date of Sale

18 Sept 2020

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

200,000 12-100,000

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 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

18 Sept 20

Print

Gilbert F. Douglas II

Sign

Gilbert F. Douglas

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20200918000420290 4/4 \$131.00
Shelby Cnty Judge of Probate, AL
09/18/2020 02:29:37 PM FILED/CERT

Form RT-1