

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Michael G. Yarchak
Tonya H. Yarchak
2021 Baneberry Drive
Birmingham, AL 35244

STATE OF ALABAMA)

**STATUTORY WARRANTY DEED WITH
JOINT SURVIVORSHIP RIGHTS**

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FIVE HUNDRED THIRTY THOUSAND AND NO/100 (\$530,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Edgar M. Stover, and spouse, Timi Lynn Curcio Stover** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Michael G. Yarchak and Tonya H. Yarchak** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 3525, according to the Survey of Riverchase Country Club, 35th Addition, as record in Map Book 16, Page 113, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: 2021 Baneberry Drive Birmingham, AL, 35244

\$336,792.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' successors and assigns, forever against the lawful claims of all persons.

Grantors make no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantors have neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantors except as disclosed to Grantees.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **September 28, 2020**.

Edgar M. Stover, *Timi Stover*
Edgar M. Stover
By: Timi Lynn Curcio Stover
As Attorney-in-Fact
*Attorney
VIN
Fact*
Timi Lynn Curcio Stover
Timi Lynn Curcio Stover

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Edgar M. Stover** whose name is signed by **Timi Lynn Curcio Stover** as Agent/Attorney-in-Fact for **Edgar M. Stover**, pursuant to a General Durable Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she, in her capacity as Agent/Attorney-in-Fact for **Edgar M. Stover** pursuant to a General Durable Power of Attorney, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **September 28, 2020**.

Jeff W. Parmer
Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2024



STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Timi Lynn Curcio Stover**, 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 Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **September 28, 2020**.

Jeff W. Parmer
Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2024



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

Grantor's Name Edgar M. Stover
 Mailing Address Timi Lynn Curcio Stover
5560 Park Side Road
Birmingham, AL 35244

Grantee's Name Michael G. Yarchack & Tonya H. Yarchack
 Mailing Address 2021 Baneberry Drive
Birmingham, AL 35244

Property Address 2021 Baneberry Drive
Birmingham, AL 35244

Date of Sale 9-28-2020
 Total Purchase Price \$ 530,000.00

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
☒ 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 9-28-2020

Print Jeff W. Parmer

Unattested _____

Sign Jeff W. Parmer

(verified by) _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/01/2020 08:36:28 AM
 S221.50 CHERRY
 20201001000443310

Allen S. Byrd