

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Sixty-Eight Thousand and No/100 Dollars (\$468,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, Jeremy W. Young and Elise D. Young, a married couple, (herein referred to as grantor), grant, bargain, sell and convey unto John M. Dodd and Jessica P. Dodd, (herein referred to as grantees), for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1, according to the final plat of Scotch Addition to Eagle Point, as recorded in Map Book 43, Page 61, in the Probate Office of Shelby County, Alabama.

And

FIELD LINE EASEMENT: Begin at the southwest corner of Lot 1 Scotch Addition to Eagle Point as recorded in Map Book 43, Page 61, in the Office of the Judge of Probate, Shelby County, Alabama and run in an easterly direction for a distance of 19.42 feet to a point; thence turn an interior angle to the left of 48 45 17 and run in a southwesterly direction for a distance of 58.56 feet to a point; thence turn an interior angle to the left of 92 47 15 and run in a northwesterly direction for a distance of 56.03 feet to a point; thence turn an interior angle to the left of 77 49 30 and run in a northeasterly direction for a distance of 81.58 feet to a point; thence turn an interior angle to the left of 50 37 59 and run in southerly direction along the west line of said Lot 1 for a distance of 42.57 feet, more or less, to the point of beginning.

For ad valorem tax purposes only, the address for the above described property is 4995 Eagle Crest Road, Birmingham, AL 35242.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEES for and 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 to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 29th day of July, 2020.

Jeremy W. Young

Elise D. Young

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Jeremy W. Young and Elise D. Young, 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, she executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 29th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 08/23/2023

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2020 07:57:21 AM
\$275.00 JESSICA
20201013000463790

Alvin S. Boyd

20201013000463790 10/13/2020 07:57:21 AM DEEDS 2/2

Real Estate Sales Validation Form

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

Grantor's Name Jeremy W Young & Elise D Young
Mailing Address 77 Mt. Laurel Avenue
Birmingham, AL 35242

Grantee's Name John M Dodd & Jessica P Dodd
Mailing Address 594 Altadena Drive
Gardendale, AL 35071

Property Address 4995 Eagle Crest Road
Birmingham, AL 35242

Date of Sale 07/29/2020
Total Purchase Price \$ 468,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ 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 _____

Print Leanne G Ward

Unattested _____

Sign *Leanne G Ward*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1