

20201020000474940
10/20/2020 08:34:13 AM
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED BY:

Alan C. Keith, Attorney
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

Send tax notice to:
Jackie F. Eastman and Robert Eastman
1862 Trail Ridge Drive
Pelham, AL 35124

**WARRANTY DEED JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,**

Consideration \$162,500.00.

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Jackie F. Eastman and spouse, Robert Eastman (herein referred to as grantors) do grant, bargain, sell and convey unto Jackie F. Eastman and spouse, Robert Eastman (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 25, According to the Survey of Indian Hills, First Sector, as recorded in Map Book 4, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

The purpose of this deed is to add the spouse to the title and to create survivorship.

Jackie F. Eastman is one and the same person as Jacqueline F. Eastman

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

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this October 9, 2020.

Jackie F. Eastman (SEAL)
Jackie F. Eastman
Robert Eastman (SEAL)
Robert Eastman

STATE OF ALABAMA
JEFFERSON COUNTY }

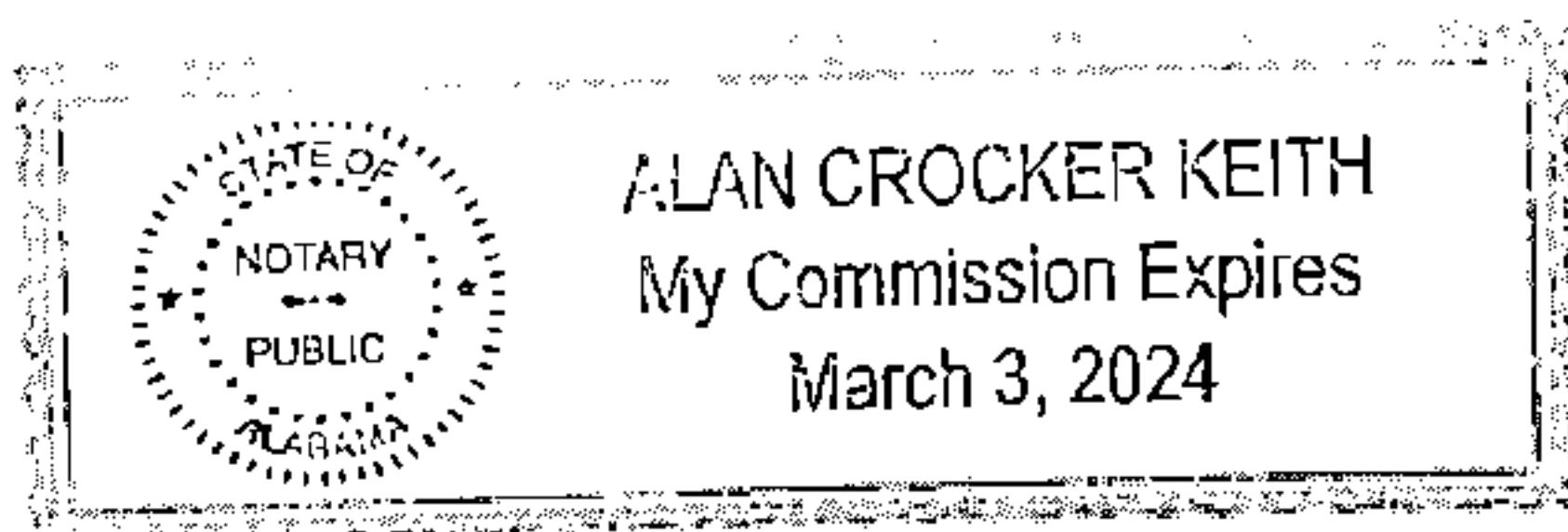
I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Jackie F. Eastman and spouse, Robert Eastman, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this October 9, 2020.



Notary Public

My commission expires: March 3, 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	<u>Jackie F. Eastman</u>
Mailing Address	<u>Robert Eastman</u>
	<u>1862 Trail Ridge Drive</u>
	<u>Pelham, AL 35124</u>

Grantee's Name Jackie F. Eastman
Mailing Address Robert Eastman
1862 Trail Ridge Drive
Pelham, AL 35124

Property Address 1862 Trail Ridge Drive
Pelham, AL 35124

Date of Sale 10/15/2020
Total Purchase Price \$152500.00
or
Actual Value \$

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 10/16/20

Print Jeff W. Parmer

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2020 08:34:13 AM
\$30.00 CHARITY
20201020000474940**

Ali S. Bayal