

20201124000539780 1/2 \$60.50
Shelby Cnty Judge of Probate, AL
11/24/2020 11:37:06 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
JAMES H. GREER, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
JAMES BRYANT AND JUDY BRYANT
1229 EAGLE PARK ROAD
BIRMINGHAM, ALABAMA 35242

STATUTORY WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby County, AL 11/24/2020
State of Alabama
Deed Tax: \$35.50

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Judy Bryant, a married woman, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto JAMES BRYANT AND JUDY BRYANT, HUSBAND AND WIFE (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 73, according to the Survey of Eagle Pointe 12th Sector, Phase II, as recorded in Map Book 23, Page 82, in the Probate Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 of such survivor forever, together with every contingent remainder and right or reversion.

IN WITNESS WHEREOF, I have hereunto set my/our hand(s) and seal(s) this the 20th day of February, 2012.

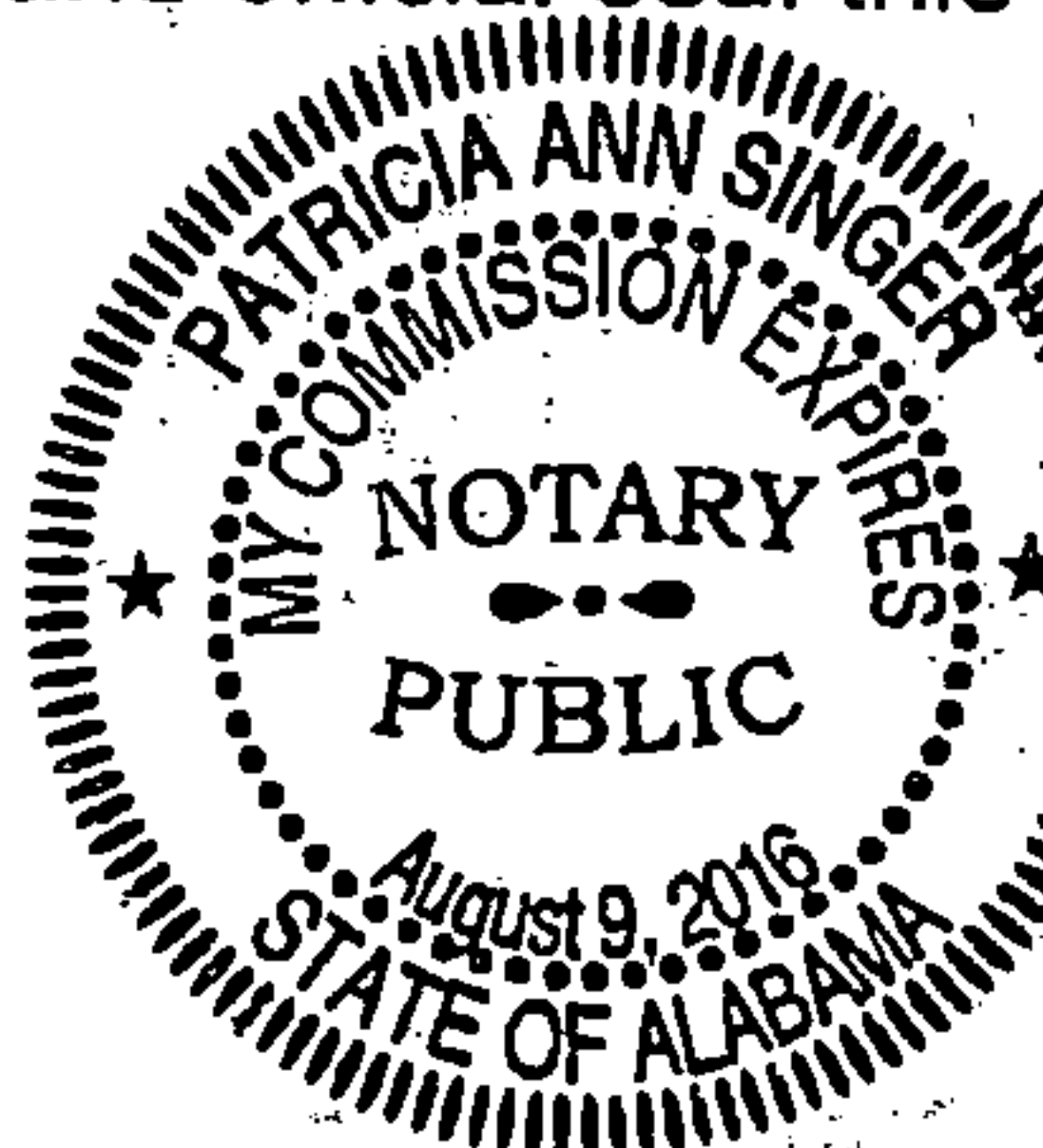
Judy Bryant
JUDY BRYANT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Judy Bryant, 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 on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2012.



Patricia Ann Singer
NOTARY PUBLIC
My Commission Expires: _____

Real Estate Sales Validation Form

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

Grantor's Name Judy Bryant
Mailing Address 1229 Eagle Park Rd
Birmingham, AL 35242

Grantee's Name Judy & James Bryant
Mailing Address 1229 Eagle Park Rd
Birmingham, AL 35242

Property Address 1229 Eagle Park Rd
Birmingham, AL 35242

Date of Sale 2-20-2012

Total Purchase Price \$

or

Actual Value

\$ 351,300

or

Assessor's Market Value \$

~~351,300~~ 35,140



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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 11/24/2020

Print

James C. Bryant

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested

(verified by)