

20210202000055780
02/02/2021 03:38:58 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Eric L. Saaybe and Krista L. Saabye
2205 Brock Circle
Birmingham, Alabama 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Eight Hundred Fifty Nine Thousand dollars & no cents (\$859,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Robert M. Maugh and Sara P. Maugh, husband and wife

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Eric L. Saaybe and Krista L. Saaybe

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 96, ACCORDING TO THE SURVEY OF BROCK POINT PHASE 1B, AS RECORDED IN MAP BOOK 47, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$548,250.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 47, Page 43.

Sanitary Sewer Easement recorded in Instrument No. 2016-33045 and Instrument No. 2016-39397.

Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23.

Amended and Restated Restrictive Covenants between Dantract, Inc., Daniel Oak Mountain limited partners, Harry and Jane Brock, et al, dated November 3, 1989 and recorded in Real 265, Page 96, amending restrictions recorded in Misc. Book 12, Page 845 as amended in Misc. Book 15, Page 844 and Misc. Book 12, Page 852 as amended in Misc. Book 15, Page 840.

Covenant and agreement for Water Service as recorded in Real 2365, Page 574.

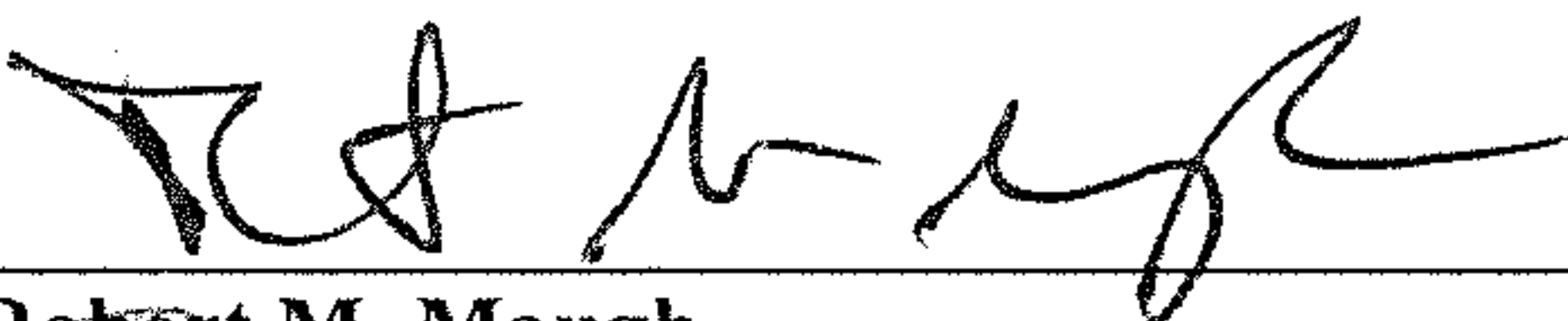
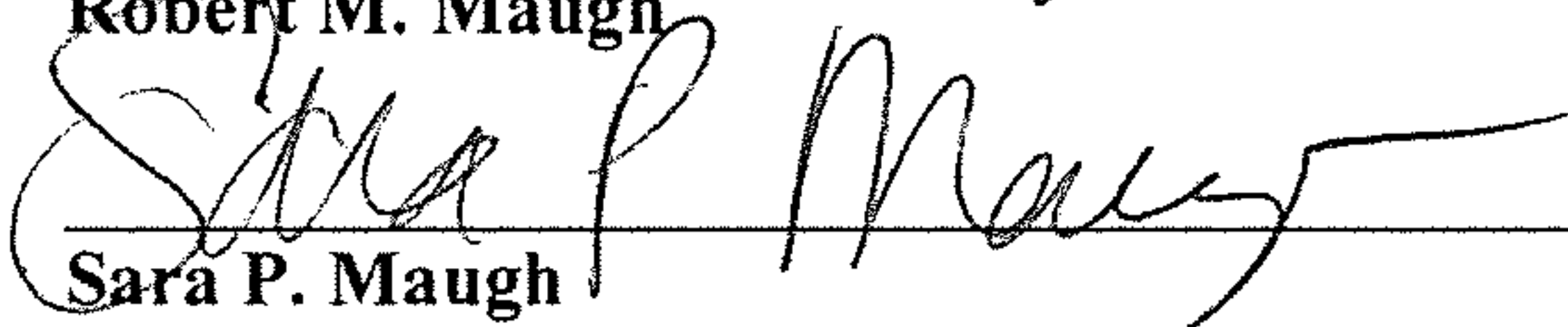
Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Inst. No. 2017-19952 and Inst No. 2017-23878 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD 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.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2012004

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

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), January 29, 2021.


_____(Seal)
Robert M. Maugh

_____(Seal)
Sara P. Maugh

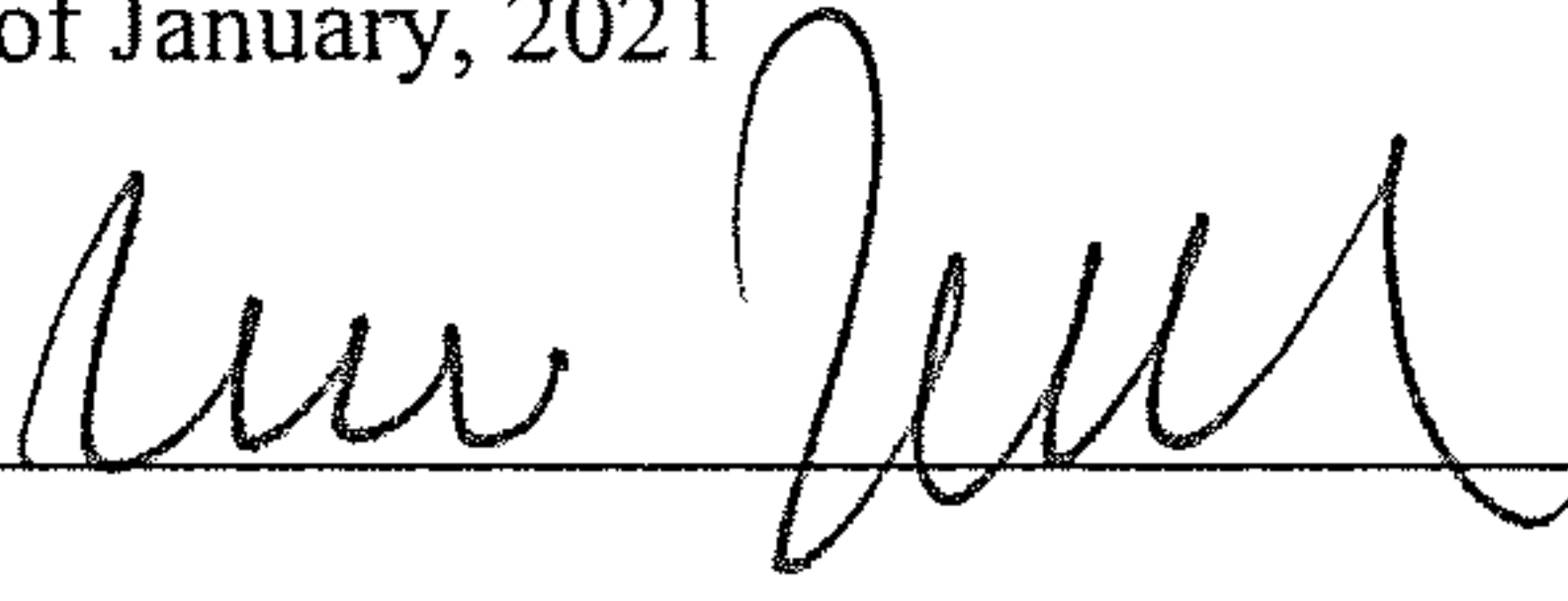
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert M. Maugh and Sara P. Maugh, husband and wife** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2021



Notary Public.

(Seal)

My Commission Expires: _____

WILLIAM PATRICK COCKRELL
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 01/07/25

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Robert M. Maugh and Sara P. Maugh Grantee's Name Eric L. Saaybe and Krista L. Saaybe

Mailing Address 1152 Highland Village Trail
Birmingham, Alabama 35242

Property Address 2205 Brock Circle
Hoover, Alabama 35242

Mailing Address 2205 Brock Circle
Birmingham, Alabama 35242

Date of Sale 01/29/2021

Total Purchase Price \$859,000.00

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

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 1/29/2021

Print-~~Eric L. Saaybe~~

William Patrol Coder

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2021 03:38:58 PM
\$339.00 CHERRY
20210202000055780

Allen S. Bayal