

THIS INSTRUMENT WAS PREPARED BY:

John E. Medaris
230 Bearden Road
Pelham, Alabama 35124

20210623000306180 1/2 \$563.00
Shelby Cnty Judge of Probate, AL
06/23/2021 03:06:28 PM FILED/CERT

SEND TAX NOTICE TO:

J. David Shepherd
2004 Trammel Chase Dr
Birmingham, AL 35226

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five hundred dollars (\$500.00) To the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I Teresa L. Shepherd referred to as Grantor), grant, bargain sell and convey unto Teresa L. Shepherd and J. David Shepherd (herein referred to as Grantee, whether one or more), 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 1 according to the Tram Norris Survey, as recorded in Map Book 23, Page 104, in the Probate Court of Shelby County, Alabama.

Subject to easements, current taxes, restrictions, and covenants, set back line and rights of way if any of record.

TO HAVE AND TO HOLD to the said GRANTEE, her or their heirs and assigns forever.

And I, for myself and for my heirs, executors and administrators, covenant with said Grantee, his/her/their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her assigns forever, against the lawful claims of all persons.

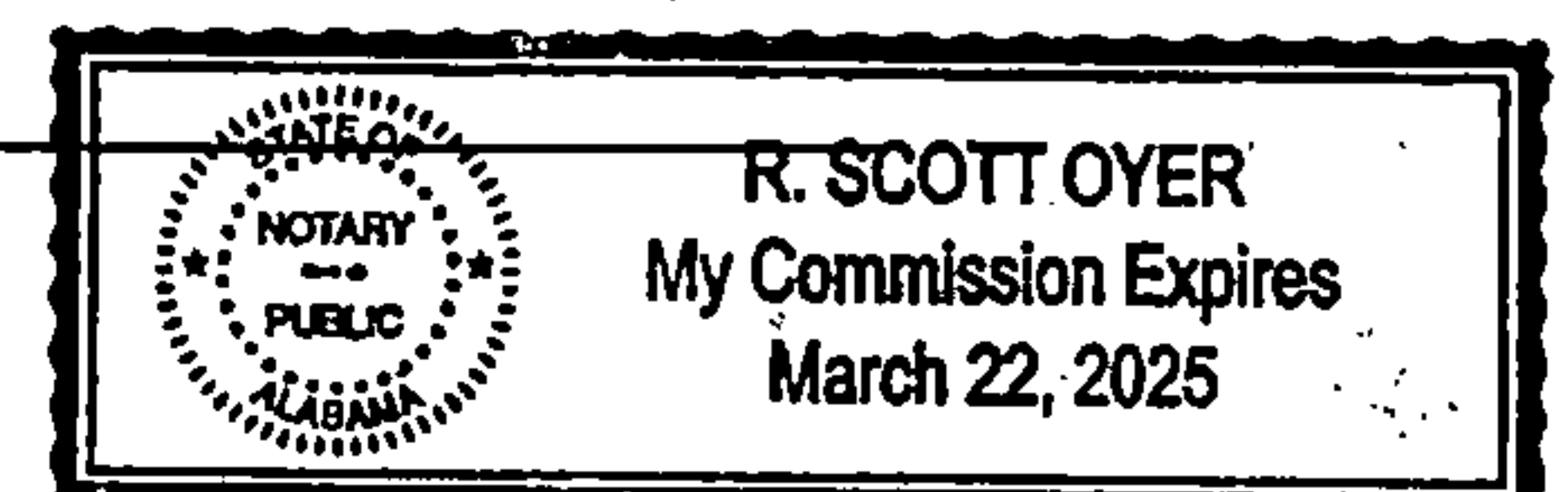
IN WITNESS WHEREOF, I have hereunto set my hand and seal
This 22nd day of June, 2021.

Teresa L. Shepherd
Teresa L. Shepherd

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Teresa L. Shepherd whose name is/are signed to the foregoing instrument, and who is/are known to me, acknowledge before me on this day, that, being informed of the contents of the instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 2021.

R. Scott Oyer
Notary Public
Commission Exp: _____



Shelby County, AL 06/23/2021
State of Alabama
Deed Tax: \$538.00

Real Estate Sales Validation Form

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

Grantor's Name Teresa Shepherd Grantee's Name J. David and Teresa Shepherd
Mailing Address 2004 Trummell Chase Dr Mailing Address 2004 Trummell Chase Drive
B'ham, AL 35244 B'ham, AL 35244

Property Address 2004 Trummell Chase Dr Date of Sale _____
B'ham, AL 35244 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 537,775 (1/2 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 DAVID Shepherd

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1