

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Valerie Hester and Todd Hester
5451 Dover Cliff Circle, Birmingham AL 35242



20220214000063340 1/3 \$199.00
Shelby Cnty Judge of Probate, AL
02/14/2022 11:24:10 AM FILED/CERT

Presents:

THAT IN CONSIDERATION OF One Dollar and no/100 Dollars (\$1.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we/I Valerie Kernan Cheeseman N/K/A Valerie Hester and husband Todd Hester (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Valerie Hester and Todd Hester (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

Lot 77, according to the Survey of Meadow Brook, 12th Sector as recorded in Map Book 9, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

This deed was prepared without the benefit of a title exam.

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.

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.

Shelby County, AL 02/14/2022
State of Alabama
Deed Tax: \$170.00

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 6th day of November 2019

Valerie Hester

Valerie Kernan Cheeseman N/K/A Valerie Hester



Todd Hester

State of Alabama

County of



20220214000063340 2/3 \$199.00
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I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Valerie Kernan Cheeseman N/K/A Valerie Hester 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6th day of November, 2019.

Daphne Murphree Stone

Notary Public

My Commission Expires:

DAPHNE MURPHREE STONE
Notary Public
Alabama State at Large

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Valerie Hester and Todd Hester	Grantee's Name	Valerie Hester and Todd Hester
Mailing Address	5451 Dover Cliff Circle Birmingham AL 35242		5451 Dover Cliff Circle Birmingham AL 35242
Property Address	5451 Dover Cliff Circle Birmingham AL 35242	Date of Sale	November 2019
		Total Purchase Price Or Actual Value Or	\$ _____ \$ _____
		Assessor's Market Value	\$339,700.00/169,850.00

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 to ½ Interest. Already owned
 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: November 2019
Unattested
(verified by)

Print: Valerie Hester
Sign: Valerie Hester
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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