

SEND TAX NOTICE TO:
George B. Juneman & Nancy E. Juneman
653 Highland Lakes Cove
Birmingham, AL 35242

This instrument prepared by:
Mark W. Macoy, Esq.
Mark W. Macoy, LLC
300 Vestavia Parkway, Suite 2300
Vestavia Hills, AL 35216
(205) 795-2080


20220404000135670 1/4 \$91.00
Shelby Cnty Judge of Probate, AL
04/04/2022 12:05:46 PM FILED/CERT

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE
STATUTORY WARRANTY DEED
(Joint Tenants With Right of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **GEORGE B. JUNEMAN** and **NANCY E. JUNEMAN**, husband and wife (herein referred to collectively as "Grantors"), do grant, bargain, sell and convey unto **GEORGE B. JUNEMAN** and **NANCY E. JUNEMAN**, husband and wife (herein referred to collectively as "Grantees"), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 124, according to the Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, Page 37 A, B, C, D, E, F & G, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 1st Sector, recorded as Instrument #1994-07112 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Mineral and mining rights excepted.

This real estate is the homestead of Grantors and Grantees.

Shelby County, AL 04/04/2022
State of Alabama
Deed Tax: \$60.00

20220404000135670 2/4 \$91.00
Shelby Cnty Judge of Probate, AL
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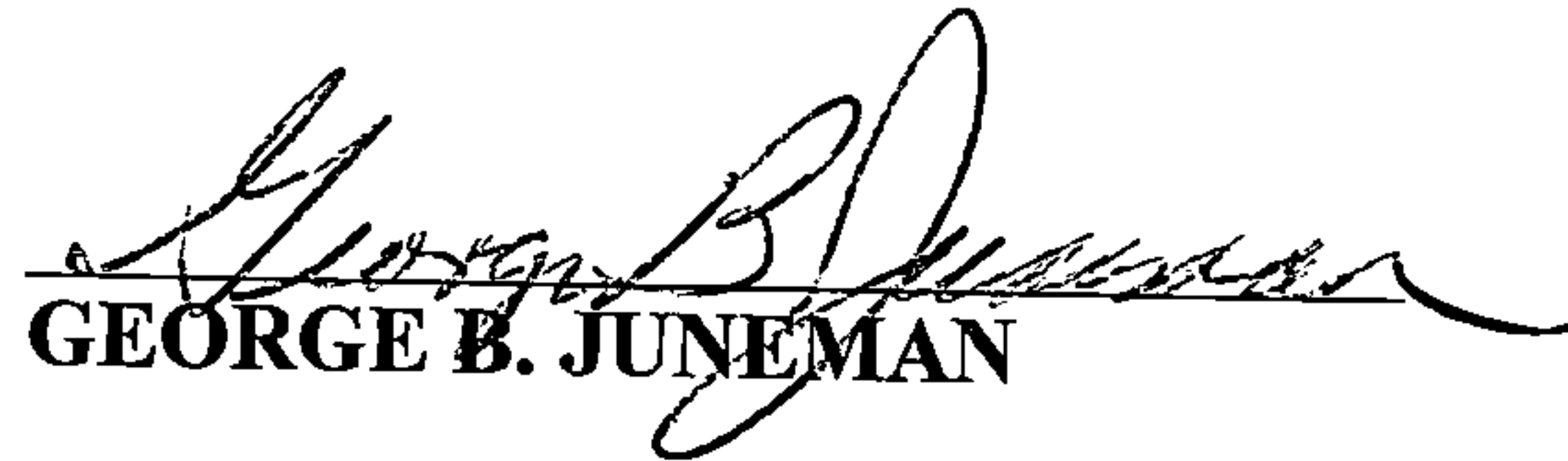
Subject to:

1. 2022 ad valorem taxes; and
2. Existing easements, restrictions, set back lines, and limitations, if any, of record.

The purpose of this deed is for Grantor, George B. Juneman, current owner of the property, to convey ownership of the property to himself and his wife, Nancy E. Juneman, as joint tenants with right of survivorship.

TO HAVE AND TO HOLD, to 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.

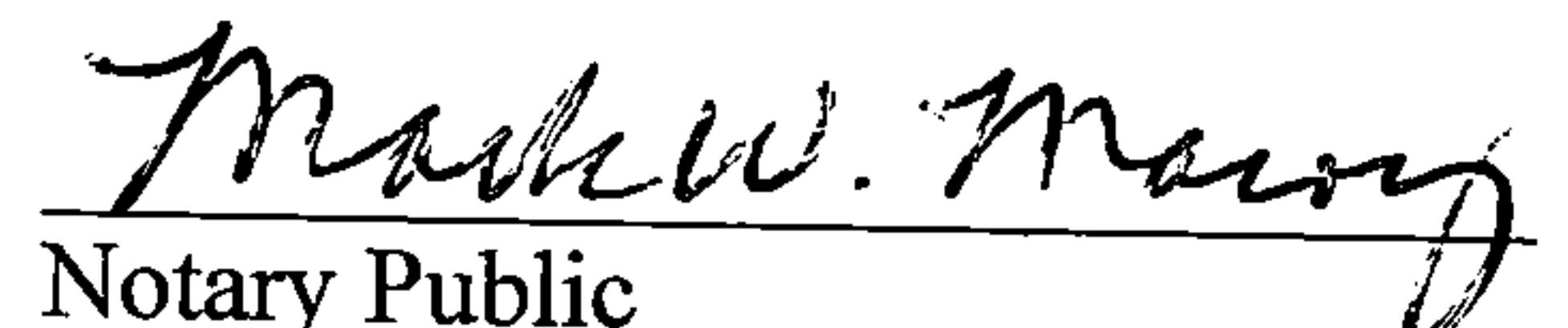
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14 day of March, 2022.

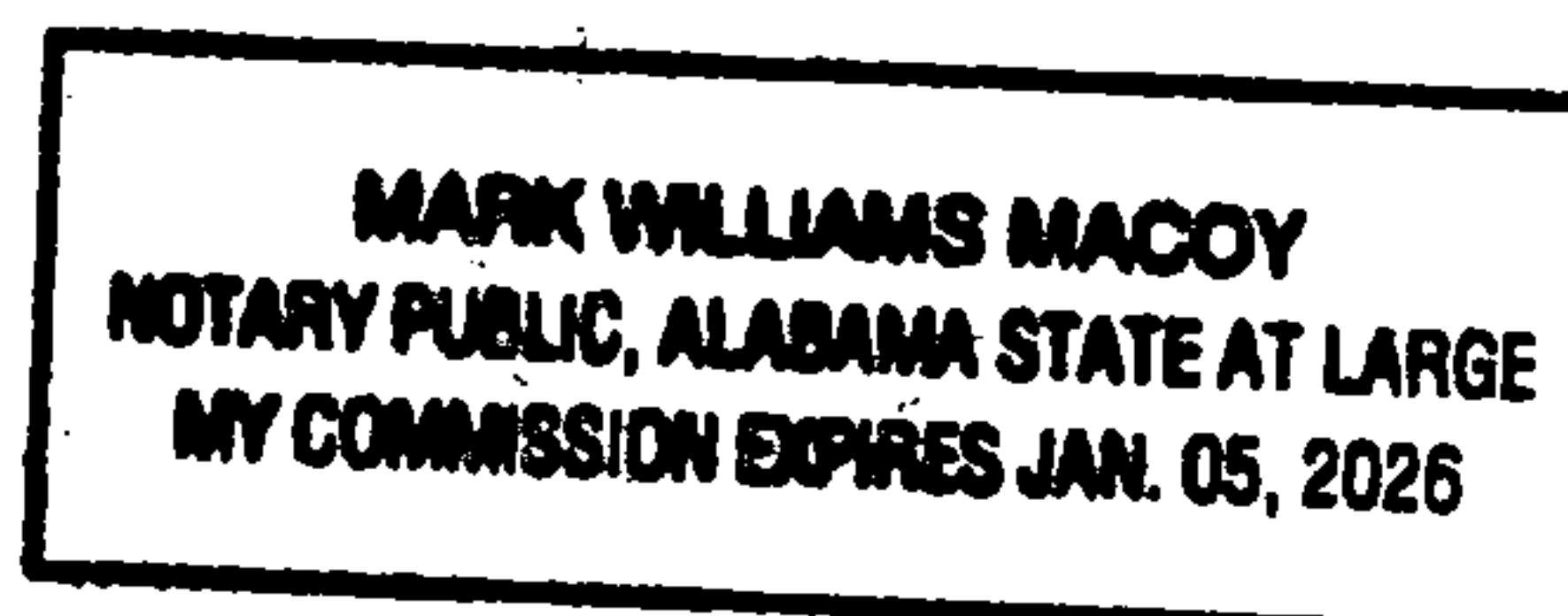

GEORGE B. JUNEMAN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Mark W. Macoy, a Notary Public in and for said County, in said State, hereby certify that **GEORGE B. JUNEMAN**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of March, 2022.


Notary Public
My Commission Expires: 1-5-2026





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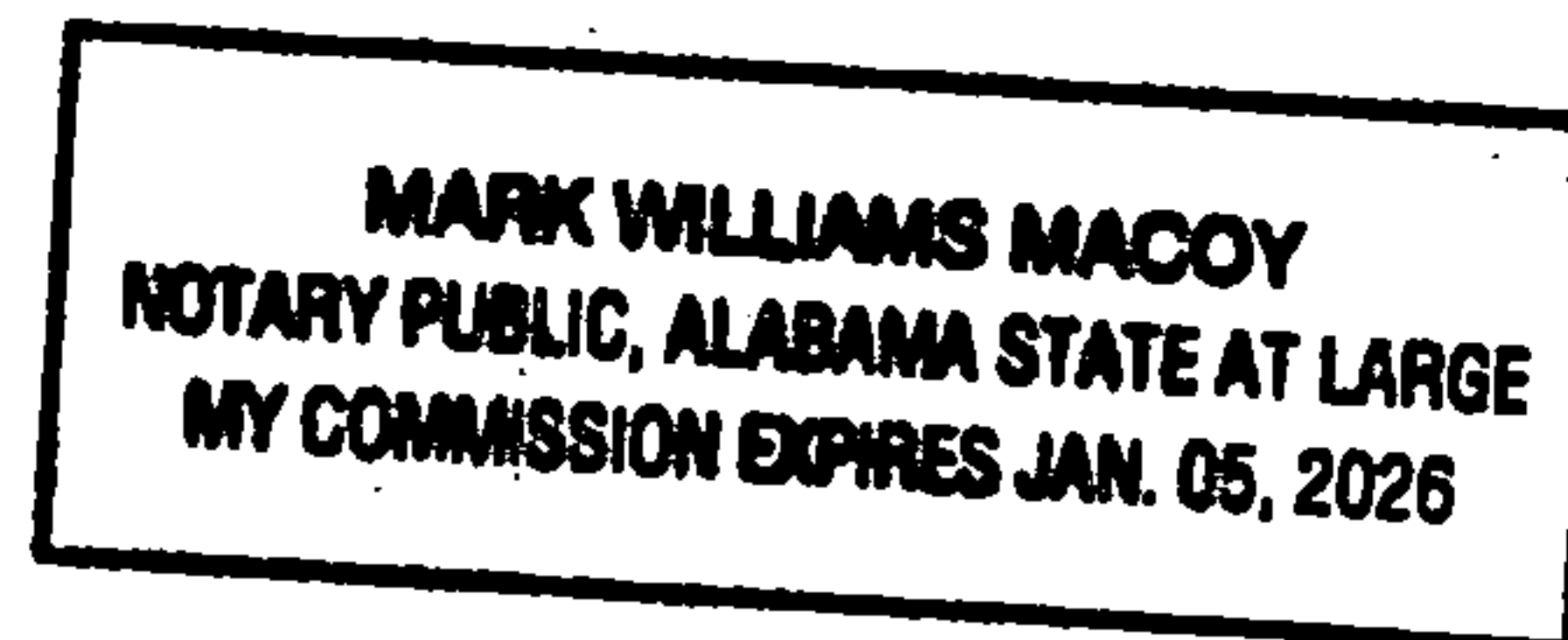
Nancy E. Juneman
NANCY E. JUNEMAN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Mark W. Macoy, a Notary Public in and for said County, in said State, hereby certify that **NANCY E. JUNEMAN**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of March, 2022.

Mark W. Macoy
Notary Public
My Commission Expires: 1-5-2026



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>George B. Juneman</u>	Grantee's Name	<u>George B. Juneman</u>
Mailing Address	<u>& Nancy E. Juneman</u>	Mailing Address	<u>& Nancy E. Juneman</u>
	<u>653 Highland Lakes Cove</u>		<u>653 Highland Lakes Cove</u>
	<u>Birmingham, AL 35242</u>		<u>Birmingham, AL 35242</u>
Property Address	<u>653 Highland Lakes Cove</u>	Date of Sale	<u>March 14, 2022</u>
	<u>Birmingham, AL 35242</u>	Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
Current Owner is Walter F. Saunders - Grantees are Walter F. Saunders and his wife, JTWROS		Assessor's Market Value	<u>\$ 60,000 (120,000/2)</u>

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	☐ Tax Assessor

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 March 14, 2022

Print George B. Juneman & Nancy E. Juneman

Unattested



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Sign

George B. Juneman Nancy E. Juneman
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1