

20220420000162460
04/20/2022 11:56:53 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Jeremy Alexander and Tracy Alexander
352 Turnberry Road
Birmingham, Alabama 35244

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 **Seven Hundred Ninety Five Thousand dollars & no cents (\$795,000.00)**

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

Christopher Jordan and Amber Jordan, husband and wife

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

Jeremy Alexander and Tracy Alexander

(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 21-A, ACCORDING TO THE HENDERSON RESURVEY AS RECORDED IN MAP BOOK 45, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING A RESURVEY OF LOT 21 OF HEATHERWOOD, 4TH SECTOR, 2ND ADDITION, AS RECORDED IN MAP BOOK 12, PAGES 79, 80 AND 81, AND A RESURVEY OF LOT 22A OF A RESURVEY OF LOT 1 OF HEATHERWOOD FOREST, SECTOR 1, AND LOT 22 OF HEATHERWOOD, 4TH SECTOR, 2ND ADDITION, AS RECORDED IN MAP BOOK 33, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$596,250.00 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 2022 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 45, Page 83, Map Book 12, paages 79, 80 and 81, Map Book 33, page 16.

35 building setback line from road on front of said lot; 10' easement on North and East side of said lot; 10' easement across said lot as shown on recorded plat.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 324, Page 188.

Release of damages as set forth in Real 324, page 188.

Subject to 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 Book 324, Page 188; Real Book 199, page 196; amended by instrument 1998-23620; Instrument #20030411000221760 and Instrument #2007011000016540 in the Probate Office of Shelby County, Alabama.

Transmission Line permit to Alabama Power Company as recorded in Deed Book 337, page 267; and Real Book 236, page 953.

Easement to South Central Bell as recorded in Real Book 119, page 887.

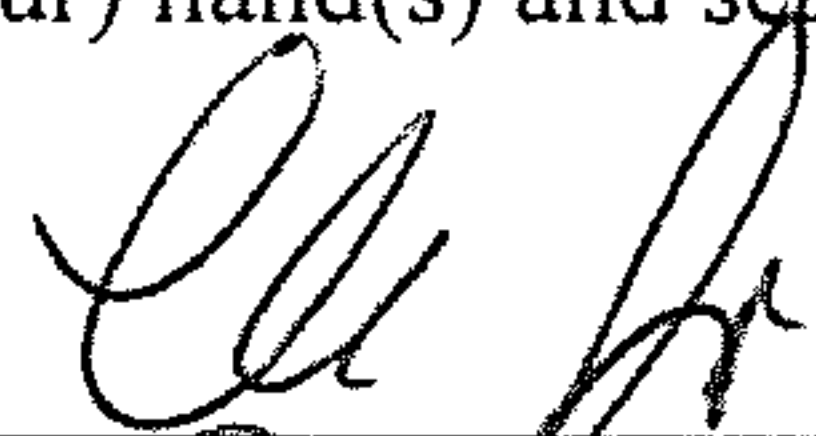
WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2202153

Agreement with Alabama Power Company regarding underground cables as recorded in Real Book 204, page 661 and Real Book 204, page 655.


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.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **April 15, 2022**.



Christopher Jordan (Seal)



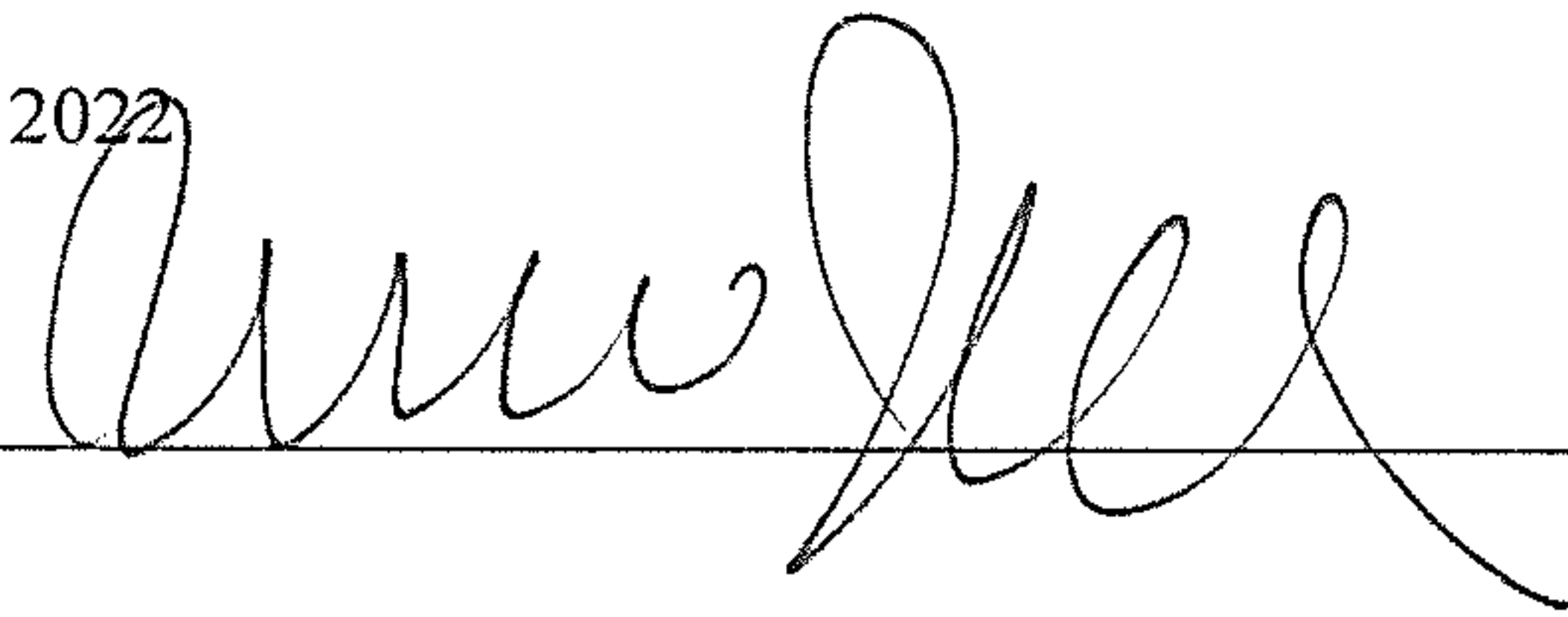
Amber Jordan (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher Jordan and Amber Jordan, 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 15th day of April, 2022



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 Christopher Jordan and Amber Jordan Grantee's Name Jeremy Alexander and Tracy Alexander

Mailing Address 3111 Timberlake Drive
Birmingham, Alabama 35243
Property Address 352 Turnberry Road,
Hoover, Alabama 35244

Mailing Address 352 Turnberry Road
Birmingham, Alabama 35244
Date of Sale 04/15/2022

Total Purchase Price \$795,000.00
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

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 proeprty 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 4.15.22

Print William Patrick Cochell
Jeremy Alexander

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
04/20/2022 11:56:53 AM
\$227.00 CHERRY
20220420000162460

Allie S. Boyd