

20221201000438520  
12/01/2022 01:23:10 PM  
DEEDS 1/3

**Prepared By and Return To:**  
Paul Michael Kemp  
Access Title & Closing Group, LLC  
Attn: Paul Kemp  
100 Centerview Drive  
Chambers Bldg \* Ste. 111  
Vestavia Hills, AL 35216  
AL-20-00205-RET

Send Property Tax Notice to:  
Eric M. Dern and  
Margaret Cook  
10180 Highway 55  
Sterrett, AL 35147

**GENERAL WARRANTY DEED  
(JOINT TENANCY WITH RIGHT OF SURVIVORSHIP)**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS that:

**Eric M. Dern, a married person**

For and in consideration of the sum of TEN AND 00/100 DOLLARS, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantor by:

**Eric M. Dern and Margaret Cook**

the Grantor, does hereby grant, bargain, sell and convey unto the said Grantees, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

**Commence at the SW corner of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East a distance of 210.00 feet; thence South 89 degrees 23 minutes 00 seconds East a distance of 55.80 feet; thence North 00 degrees 13 minutes 17 seconds West a distance of 416.58 feet; thence North 00 degrees 14 minutes 43 seconds West a distance of 199.85 feet to the Point of Beginning; thence continue along the last described course a distance of 199.84 feet; thence South 89 degrees 25 minutes 58 seconds East a distance of 417.80 feet; thence South 00 degrees 02 minutes 45 seconds West a distance of 200.22 feet; thence North 89 degrees 22 minutes 46 seconds West a distance of 416.78 feet to the Point of Beginning.**

Source of Title: Deed Warranty Joint Tenants With Right of Survivorship (SIC) from Cornerstone Building, LLC to Eric M. Dern, dated 08/10/2016, and recorded on 08/12/2016, at Instrument #20160812000288090, in the Office of the Judge of Probate, Shelby County, Alabama Records.

The subject property is the homestead of the Grantor.

TO HAVE AND TO HOLD the same unto the said Grantees, for their joint lives and upon the death of one of them, then to the survivor, his/her/their heirs and assigns, in Fee Simple, forever.

Grantee Margaret Cook is the spouse of fellow Grantee and Grantor Eric M. Dern.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantor, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 10 day of November, 2022

Eric M. Dern  
Eric M. Dern

STATE OF AL

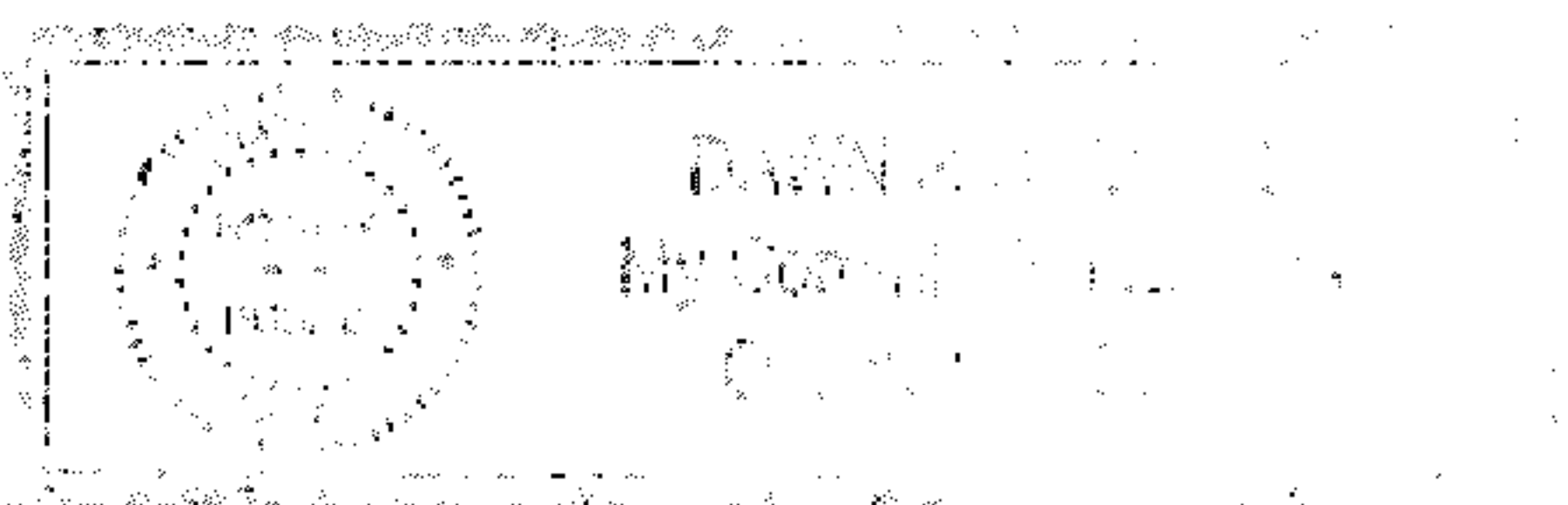
COUNTY OF Jeff

I, Dawn E. Callier, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Eric M. Dern**, 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 executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 10 day of November, 2022

Dawn E. Callier  
Notary Public  
My Commission Expires: \_\_\_\_\_

[Notary Seal]



## REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Eric M. Dern  
 Mailing Address: 10180 Highway 55  
 Sterrett, AL 35147

Grantee's Name: Eric M. Dern and Margaret Cook  
 Mailing Address: 10180 Highway 55  
 Sterrett, AL 35147

Property Address:  
 10180 Highway 55  
 Sterrett, AL 35147

Date of Sale: \_\_\_\_\_  
 Total Purchase Price: \$10.00  
 Or  
 Actual Value 1/2 of Appraised 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  
 \_\_\_\_\_ X \_\_\_\_\_ 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 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 is 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).

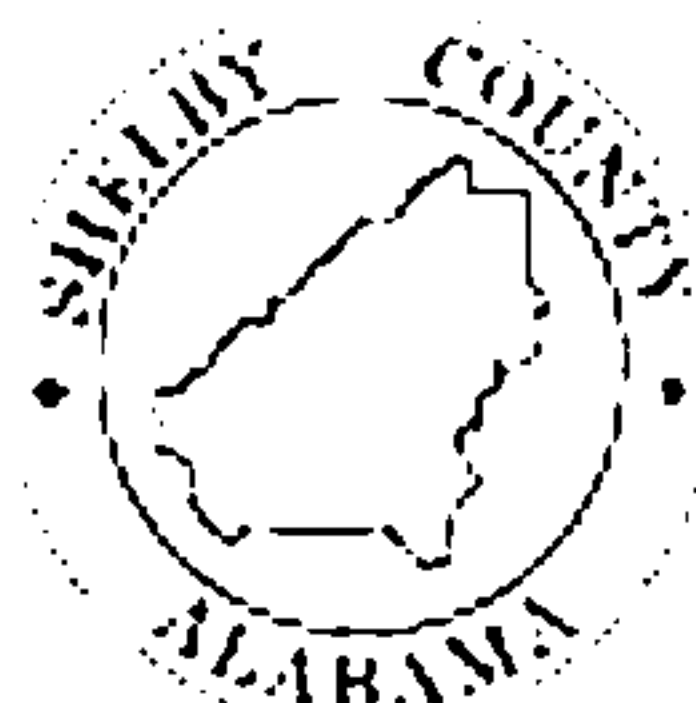
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h)

Date: 11-10-22

\_\_\_\_\_ Unattested \_\_\_\_\_  
 Verified by:

Print: Access Title & Closing Group, LLC

Sign: \_\_\_\_\_  
 (Grantor/Grantee/Owner/AGENT) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/01/2022 01:23:10 PM  
 \$190.00 JOANN  
 20221201000438520

FORM RT-1

Allen S. Bayl