

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Danny Edwards and Tammy Edwards  
4532 Eagle Point Dr.  
Birmingham, AL 35242

**WARRANTY DEED**  
Joint With Right Of Survivorship

**STATE OF ALABAMA** )  
 )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Five Hundred Sixty Thousand And No/100 Dollars (\$560,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, William Richard Darby and Jeanette S. Darby, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Danny Edwards and Tammy Edwards (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 8, according to the map and survey of Eagle Point, First Sector, Phase 1, as recorded in Map Book 14, Page 114 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 27 day of January, 2023.

William Richard Darby  
William Richard Darby

Jeanette S. Darby  
Jeanette S. Darby

STATE OF Florida  
COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Richard Darby and Jeanette S. Darby 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27 day of January, 2023.

[Signature]  
Notary Public

My commission expires: 02-11-2024



**Real Estate Sales Validation Form**

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

Grantor's Name William Richard Darby and Jeanette S. Darby Grantee's Name Danny Edwards and Tammy Edwards

Mailing Address 15040 Ember Springs Circle , Apt. 2427  
Orlando, FL 32821 Mailing Address 4532 Eagle Point Dr.  
Birmingham, AL 35242

Property Address 4532 Eagle Point Dr.  
Birmingham, AL 35242 Date of Sale January 31, 2023

Total Purchase Price \$560,000.00

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

☐ 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 - William Richard Darby and Jeanette S. Darby, 15040 Ember Springs Circle  
, Apt. 2427, Orlando, FL 32821.

Grantee's name and mailing address - Danny Edwards and Tammy Edwards, 4532 Eagle Point Dr., Birmingham,  
AL 35242.

Property address - 4532 Eagle Point Dr., Birmingham, AL 35242

Date of Sale - January 31, 2023.

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: January 31, 2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/01/2023 09:30:23 AM  
\$588.00 JOANN  
20230201000026230

Sign \_\_\_\_\_

Agent

*Allen S. Bayl*