

**This instrument was prepared by:**

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

**Send tax notice to:**

Casey VanKralingen  
133 Kingsley Court  
Alabaster, AL 35007

ALABAMA GENERAL WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP) – INDIVIDUAL

STATE OF ALABAMA )  
COUNTY SHELBY)

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of FOUR HUNDRED THIRTY THOUSAND AND 00/100 Dollars ( \$430,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Sarah Elizabeth Morris and James Allen Morris, Husband and Wife**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Casey VanKralingen, Paula VanKralingen, and Nina Waters** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 49, in Block 2, according to Norwick Forest, 3rd Sector, 2nd Phase, as recorded in Map Book 23, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

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 grantee 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 grantee, 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 6th day of March, 2020

*Sarah Elizabeth Morris* (SEAL)  
Sarah Elizabeth Morris  
*James Allen Morris* (SEAL)  
James Allen Morris

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA )  
COUNTY JEFFERSON )

I, *Catherine H. Scott*, a Notary Public in and for said County, in said State, hereby certify that Sarah Elizabeth Morris and James Allen Morris, Husband and Wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of March, 2020.

*Catherine H. Scott*  
NOTARY PUBLIC

My Commission Expires: 7-25-2022



**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>Sarah Elizabeth Morris and James Allen Morris</u>	Grantee's Name	<u>Casey VanKralingen, Paula VanKralingen, and Nina Waters</u>
Mailing Address	<u>133 Kingsley Court Alabaster, AL 35007</u>	Mailing Address	<u>124 Little Fawn Lane Alabaster, AL 35007</u>
Property Address	<u>133 Kingsley Court Alabaster, AL 35007</u>	Date of Sale	<u>March 6, 2020</u>
		Total Purchase Price	<u>\$430,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</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  
 Sales Contract  
 Appraisal  
 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 - 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 3-6-2020 Print Catherine H. Scott  
 \_\_\_\_\_ Sign Catherine H. Scott  
 \_\_\_\_\_ Unattested \_\_\_\_\_ (verified by) \_\_\_\_\_  
 \_\_\_\_\_ (Grantor/Grantee/ Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/10/2020 07:58:01 AM  
 \$458.00 CHERRY  
 20200310000093280

*Allen S. Bayl*