

THIS INSTRUMENT WAS PREPARED BY:

Alan C. Keith, Attorney
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

Send tax notice to:

Jeffrey A. Palmer and wife, Grit Kietzmann-Palmer
1029 Newbury Lane
Birmingham, AL 35242

WARRANTY DEED JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

\$ 306,000.00

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jeffrey A. Palmer and wife, Grit Kietzmann-Palmer (herein referred to as grantors) do grant, bargain, sell and convey unto Jeffrey A. Palmer and wife, Grit Kietzmann-Palmer (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 1028, according to the Survey of Highland Lakes, an Eddleman Community, 10th Sector, Phase I, as recorded in Map Book 26, Page 27, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument #1994-07111 and amended in Instrument #1996-17543 and in Instrument #1999-31095, Supplemental Covenants as set out in Instrument #1999-43196, for Highland Lakes, a Residential Subdivision, 10th Sector, in the Probate Office of Shelby County, Alabama.

This deed is recorded simultaneously herewith the mortgage in the amount of \$306,000.00.

The purpose of this deed is to add the spouse to the title and to create survivorship.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this December 7, 2020

Grit Kietzmann-Palmer (SEAL)
Grit Kietzmann-Palmer

Jeffrey A. Palmer (SEAL)
Jeffrey A. Palmer

STATE OF ALABAMA)
JEFFERSON COUNTY)

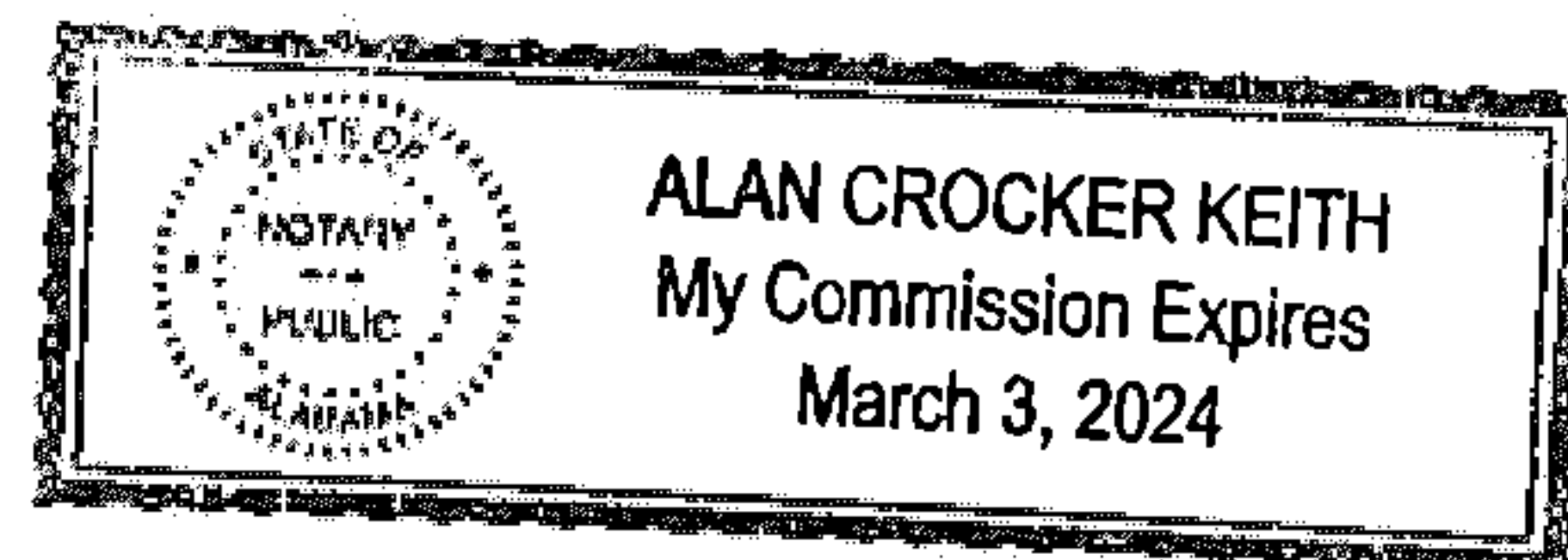
I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Jeffrey A. Palmer and wife, Grit Kietzmann-Palmer, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this December 7, 2020

[Signature]

Notary Public

My commission expires: March 3, 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 Jeffrey A. Palmer
 Mailing Address Grit Kietzmann-Palmer
1029 Newbury Lane
Birmingham, AL 35242

Grantee's Name Jeffrey A. Palmer
 Mailing Address Grit Kietzmann-Palmer
1029 Newbury Lane
Birmingham, AL 35242

Property Address 1029 Newbury Lane
Birmingham, AL 35242

Date of Sale 12/11/2020
 Total Purchase Price \$306000.00

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 - 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 12/14/20

Print Jeff W. Parmer

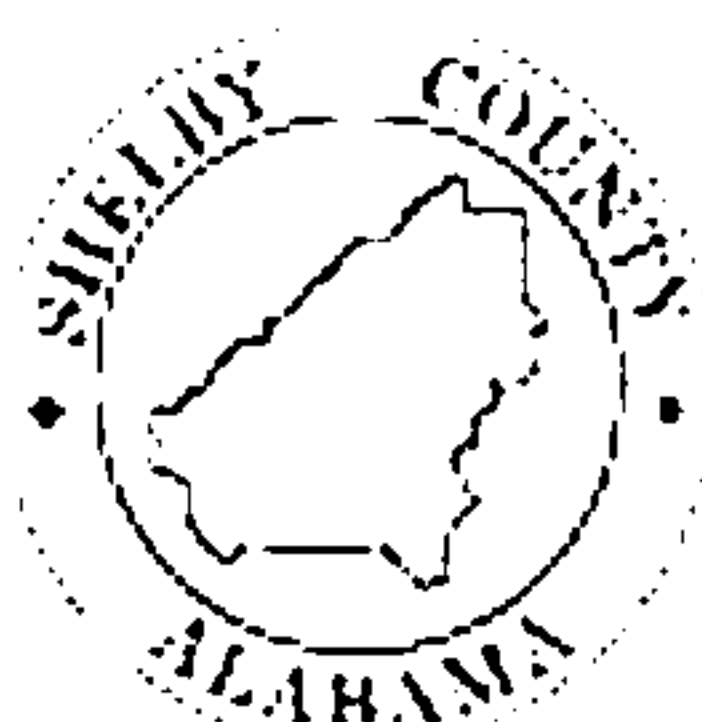
☐ Una

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
 Official Public Records
 (verified by)
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/17/2020 03:33:36 PM
 \$29.00 JESSICA
 20201217000580680

Allen S. Bayl