

This instrument was prepared by:
William D. Hasty, Jr.
2090 Columbiana Road, Suite 2000
Birmingham, Alabama 35216

Send tax notice to:
David M. Anderson and Ritchie S. Anderson
148 Cheshire Lane
Pelham, Alabama 35124

NO TITLE EXAMINATION WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

WARRANTY DEED – JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, David M. Anderson, a married man, as survivor under that certain survivorship deed recorded at Instrument 20090828000333250 (herein referred to as grantor), does hereby grant, bargain, sell and convey unto David M. Anderson and wife, Ritchie S. Anderson (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12 according to the survey of Cheshire subdivision as recorded in Map Book 16, Page 93 in the office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.


TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators, covenant with said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 9th day of March, 2021.



David M. Anderson


20210309000117070 1/3 \$200.00
Shelby Cnty Judge of Probate, AL
03/09/2021 12:41:51 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

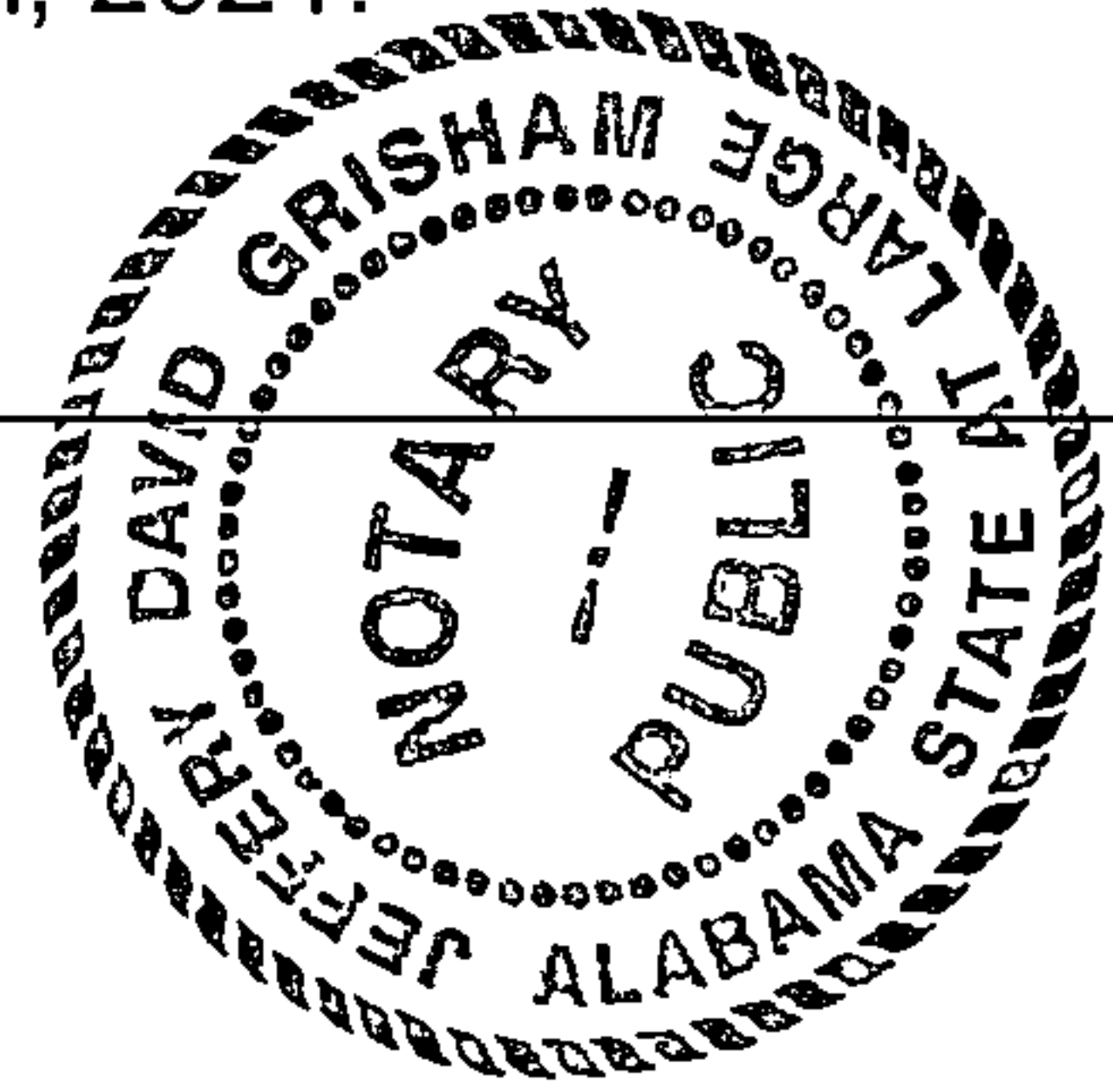
General Acknowledgment

I, Jeffery Grisham, a Notary Public in and for said County, in said State, hereby certify that David M. Anderson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of March, 2021.

7/29/24
My Commission Expires

[Signature]
Notary Public



20210309000117070 2/3 \$200.00
Shelby Cnty Judge of Probate, AL
03/09/2021 12:41:51 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name David M. Anderson

Grantee's Name David M. Anderson and Ritchie S. Anderson

Mailing Address 148 Cheshire Lane Pelham, Alabama 35124

Mailing Address 148 Cheshire Lane Pelham, Alabama 35124

Property Address 148 Cheshire Lane Pelham, AL 35124

Date of Sale _____, 2021

Total Purchase Price \$ _____

or Actual Value \$ _____

or Assessor's Market Value \$343,960.00

1/2 HNC = 171,980.00

Shelby County, AL 03/09/2021 State of Alabama Deed Tax: \$172.00

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, Tax Assessor Market Value

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 3-9, 2021

Print: David M. Anderson

Unattested (verified by)

Sign: [Signature] Grantor/Grantee/Owner/Agent (circle one)

