This instrument was prepared by:
Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:
Danny Karr and Kay Karr
8201 Annika Drive
Hoover, AL 35244

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of FIVE HUNDRED FORTY FIVE THOUSAND TWO HUNDRED TWENTY EIGHT AND 00/100 DOLLARS (\$545,228.00) to the undersigned grantor, Flemming Partners, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Danny Karr and Kay Karr, (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 4246, according to the Survey of Abingdon by the River, Phase 3, as recorded in Map Book 54, Page 38 in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$100,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

20211201000573630 12/01/2021 01:43:15 PM DEEDS 2/3

Flemming Partners, LLC, an Alabama limited liability company By: Name: J.Daryl Spears Its: Authorized Representative STATE OF ALABAMA) JEFFERSON COUNTY) I, the undersigned, a Notary Public in and for said County, in said State, hereby certify the undersigned, a Notary Public in and for said County, in said State, hereby certify the undersigned, a Notary Public in and for said County, in said State, hereby certify the undersigned, a Notary Public in and for said County, in said State, hereby certify the undersigned, a Notary Public in and for said County, in said State, hereby certify the undersigned of Flemming Partners, LLC, Alabama limited liability company, whose name is signed to the foregoing conveyance and wis known to me, acknowledged before me on this day to be effective on the 10th day November 2021 that, being informed of the contents of the conveyance, as such officer and with full authority, executed the same voluntarily for and as the act of s limited liability company. Given under my hand and official seal this the 10th day of 10th November 2021 My Commission expires: 03/23/23 My Commission expires: 03/23/23			e this conveyand . 2021 .	ce, hereto set its signature and seal, this the 30th
By: Name: J. Daryl Spears Its: Authorized Representative STATE OF ALABAMA) JEFFERSON COUNTY) I, the undersigned, a Notary Public in and for said County, in said State, hereby certify ti J. DARYL SPEARS, whose name as Authorized Representative of Flemming Partners, LLC, Alabama limited liability company, whose name is signed to the foregoing conveyance and wis known to me, acknowledged before me on this day to be effective on the 30th day November	uay or _	NOVEMBEL	_ [,]	
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Page 2	My Cor	nmission expires: _	03/23/23	Notary Public Notary Public Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Flemming Partners, LLC 3545 Market Street Hoover, AL 35226	•	e's Name g Address	Danny Karr and Kay Karr 5508 Lee Ann Circle Hueytown, AL 35023
Property Address	8201 Annika Drive Hoover, AL 35244	Actual	urchase Price Or	November 30, 2021 \$545,228.00 \$
-		ned on this form can be veary evidence is not required		following documentary evidence:
Bill of S Sales Co		Appraisal Other:		
Closing	Statement		- · · · · · · · · · · · · · · · · · · ·	
	nce document presented is form is not required.	for recordation contains al	l of the requ	ired information referenced above,
	· · · · · · · · · · · · · · · · · · ·	Instructions		
	e and mailing address - p nt mailing address.	rovide the name of the per	son or perso	ons conveying interest to property
Grantee's name being conveyed		provide the name of the per	son or perso	ons to whom interest to property is
	ss - the physical address to the property was conv		veyed, if ava	ailable. Date of Sale - the date on
-	price - the total amount ne instrument offered for	-	e property,	both real and personal, being
conveyed by th	— • • • • • • • • • • • • • • • • • • •	record. This may be evide		both real and personal, being appraisal conducted by a licensed
current use val	uation, of the property a ty for property tax purpe	s determined by the local of	official charg	e of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of
accurate. I furt		false statements claimed or		d in this document is true and may result in the imposition of the
Date: Novemb	per 30, 2021	Andr	ew Bryant	1 A
Unattes		Sign	(Granton) Con	atee/ Owner/Koent) direle one
	(verified by)	Filed and Recorded	(Oranior/Grai	ntee/Owner/Agent) dircle one
	SKILLIN-COLLEGE	Official Public Records Judge of Probate, Shelby County Clerk	Alabama, Cou	nty Form RT-1

Shelby County, AL

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