

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

Send Tax Notice To:
LARRY MICHAEL GOULD and
SONYA GOULD

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

84 RUSTIC DRIVE #2
WESTOVER, AL 35147

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy Thousand and 00/100 (\$270,000.00) to the undersigned Grantor, CHRISTOPHER MICHAEL SELF, AN UNMARRIED MAN, (hereinafter referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto LARRY MICHAEL GOULD and SONYA GOULD, (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 2, ACCORDING TO THE SURVEY OF RUSTIC OAK ESTATES AS RECORDED IN MAP BOOK 53, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 84 RUSTIC DRIVE #2, WESTOVER, AL 35147

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

\$202,500.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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 the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their 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, said Grantor has hereunto set his/her hand and seal this the 14th day of April, 2022.


CHRISTOPHER MICHAEL SELF

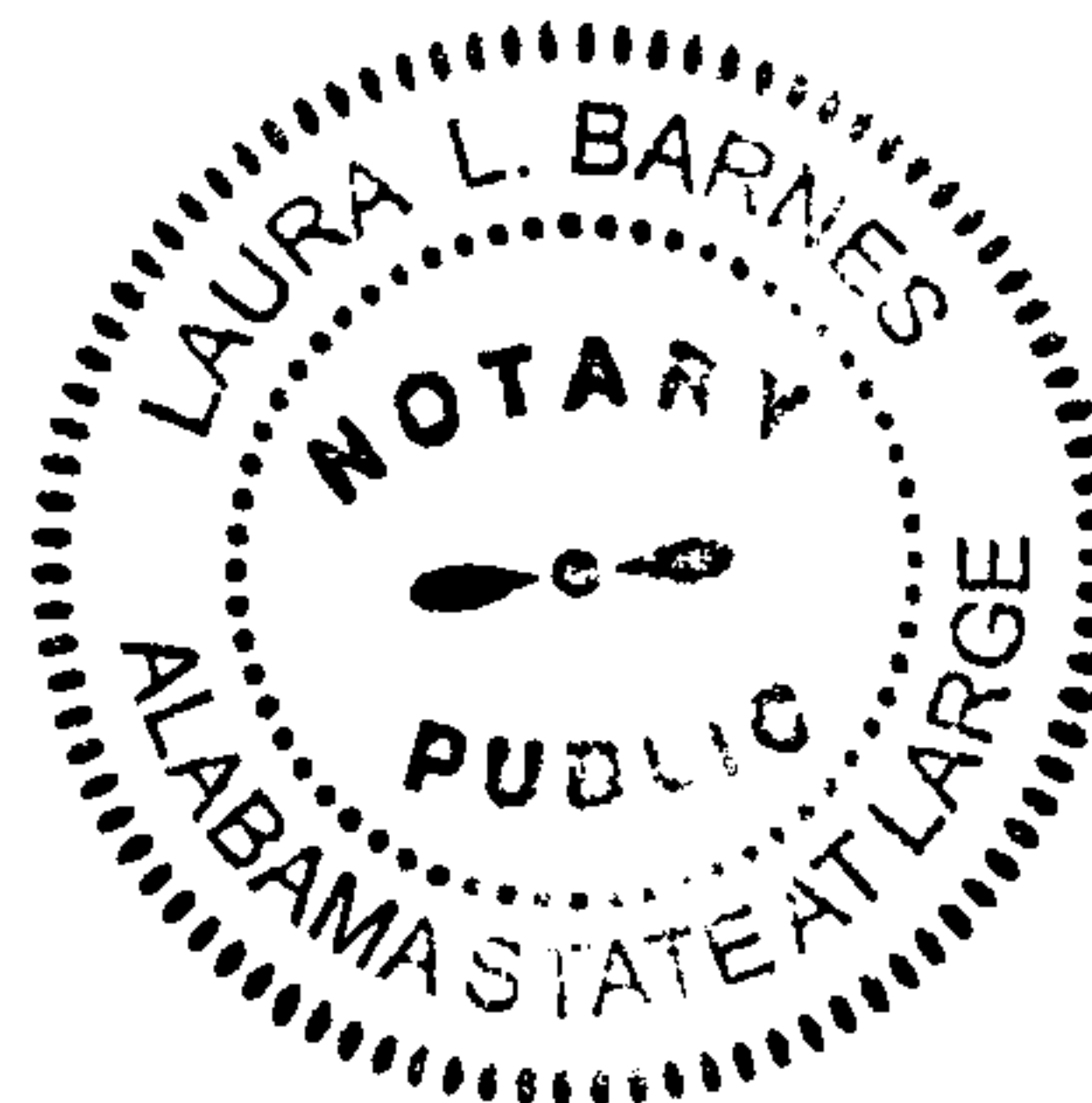
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHRISTOPHER MICHAEL SELF, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, 2022.


NOTARY PUBLIC

2/4/2024



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	CHRISTOPHER MICHAEL SELF	Grantee's Name:	LARRY MICHAEL GOULD and SONYA GOULD
Mailing Address:	84 RUSTIC DRIVE #2 WESTOVER, AL 35147	Mailing Address:	84 RUSTIC DRIVE #2 WESTOVER, AL 35147
Property Address:	84 RUSTIC DRIVE #2 WESTOVER, AL 35147	Date of Sales	April 15th, 2022
		Total Purchase Price:	(\$270,000.00)
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Tax Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other Tax Assessment
<input checked="" type="checkbox"/> 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: April 15th, 2022

 Unattested

Print Laura L. Barnes

Sign [Signature]

(verified by) _____ (Grantor/Grantee/Owner/Agent) **circle one**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/14/2022 02:56:11 PM
\$95.50 JOANN
20220414000155030

Allen S. Bayl