

SEND TAX NOTICE TO:  
Gina Gonzales  
861 Tulip Poplar Drive  
Birmingham, Alabama 35244

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand dollars & no cents (\$450,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Missy Deese Ward and Michael Paul Ward, wife and husband** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Gina Gonzales and Richard Taylor Whitson** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 2205, ACCORDING TO THE SURVEY OF 22ND ADDITION, RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 9, PAGE 124, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

\$427,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 9, Page 124.

Restrictive Covenants in favor of Alabama Power Company filed 2/12/1986 in Book 060, page 740.

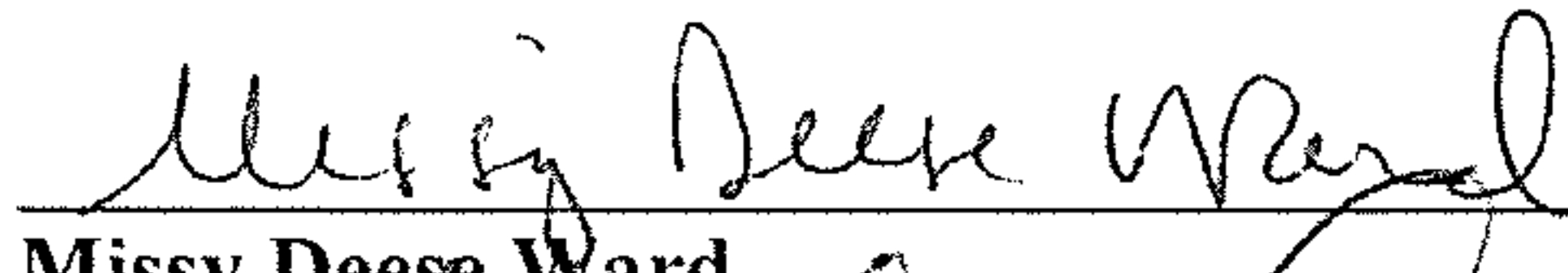
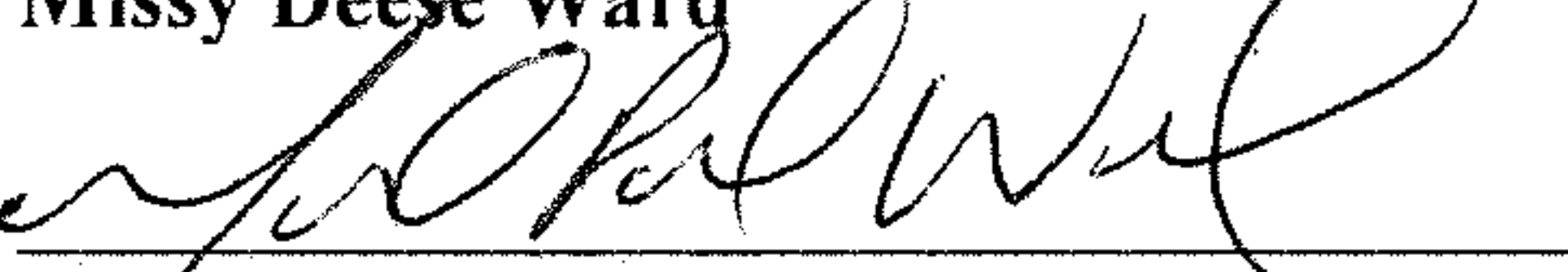
Right of Way in favor of Alabama Power Company to construct, install, operate and maintain and the right to permit other corporations and persons to construct, install, operate and maintain along a route to be selected by grantee, for underground transmission and distribution of electrical power and for underground communication services as contained in Book 059, page 371-375.

Agreement for Underground Residential Distribution in Subdivision filed Book 060, page 737-739.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 30, 2022** .

  
Missy Deese Ward (Seal)  
  
Michael Paul Ward (Seal)

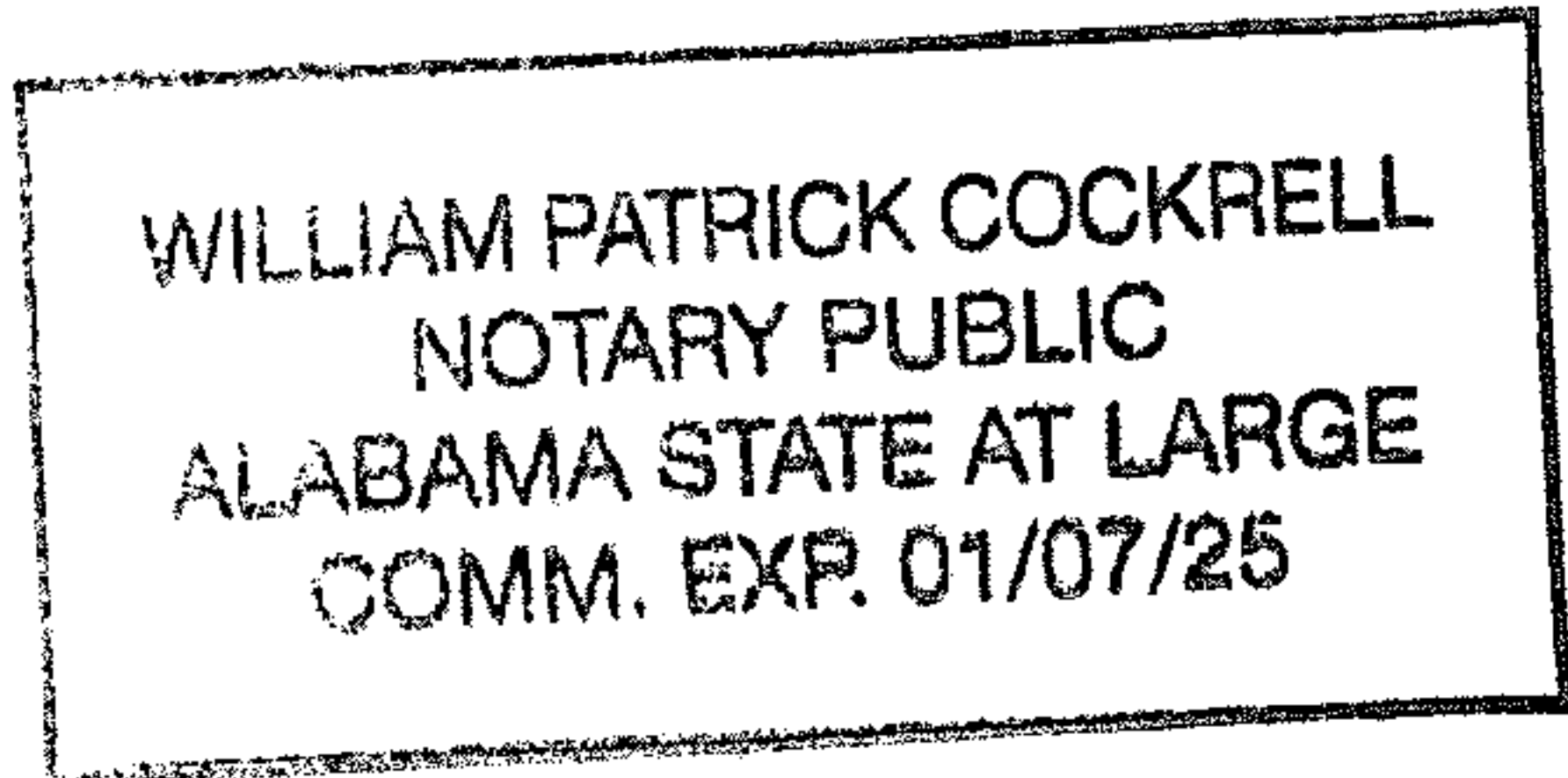
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Missy Deese Ward and Michael Paul Ward, wife and husband**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2022



  
\_\_\_\_\_  
Notary Public.

(Seal)  
My Commission Expires: \_\_\_\_\_

**Real Estate Sales Validation Form*****This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Missy Deese Ward and Michael Paul Ward      Grantee's Name Gina Gonzales and Richard Taylor Whitson

Mailing Address 115 Birkdale Lane  
Pelham, Alabama 35124  
Property Address 861 Tulip Poplar Drive,  
Hoover, Alabama 35244Mailing Address 861 Tulip Poplar Drive  
Birmingham, Alabama 35244  
Date of Sale 06/30/2022Total Purchase Price \$450,000.00

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☒ Sales Contract☐ Closing Statement☐ Appraisal☐ Other \_\_\_\_\_

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.

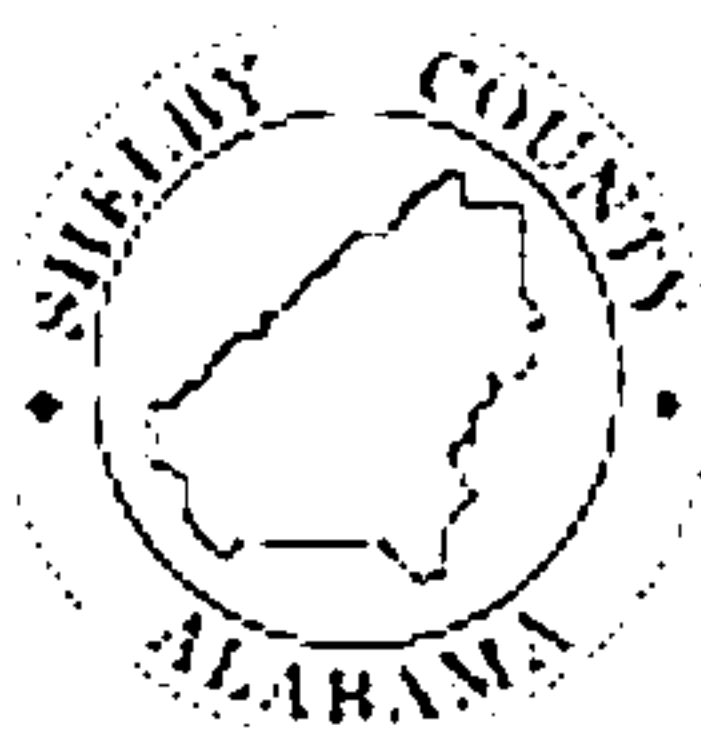
Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

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 responsibiliy of valuing proeprty 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 6.30.22Print Gina Gonzales☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/06/2022 08:39:43 AM  
 \$50.50 BRITTANI  
 20220706000266610

A handwritten signature in cursive script, appearing to read "Britanni".