

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY

This instrument prepared by:
Brenton C. McWilliams
The Law Office of Brenton C. McWilliams
P.O. Box 1066
Orange Beach, Alabama 36561

WARRANTY DEED

STATE OF ALABAMA *
SHELBY COUNTY *



20230111000009140 1/3 \$186.50
Shelby Cnty Judge of Probate, AL
01/11/2023 10:13:10 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten (\$10.00) Dollars, and other valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, KENNETH F. JERNIGAN, JR. and SUSAN H. JERNIGAN, husband and wife herein referred to as Grantors, do grant, bargain, sell and convey unto, Susan H. Jernigan and Kenneth F. Jernigan, Jr., Trustees, or their successors in interest, of the SUSAN JERNIGAN FAMILY TRUST dated November 30, 2022, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

a one half interest in Lot 1, Block 3, according to the Survey of Cahaba Valley Estates Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining to fee simple.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. And we do for ourselves and for our executors and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.

Shelby County, AL 01/11/2023
State of Alabama
Deed Tax: \$157.50



2023011100009140 2/3 \$186.50
Shelby Cnty Judge of Probate, AL
01/11/2023 10:13:10 AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this the 30th day of November 2022.

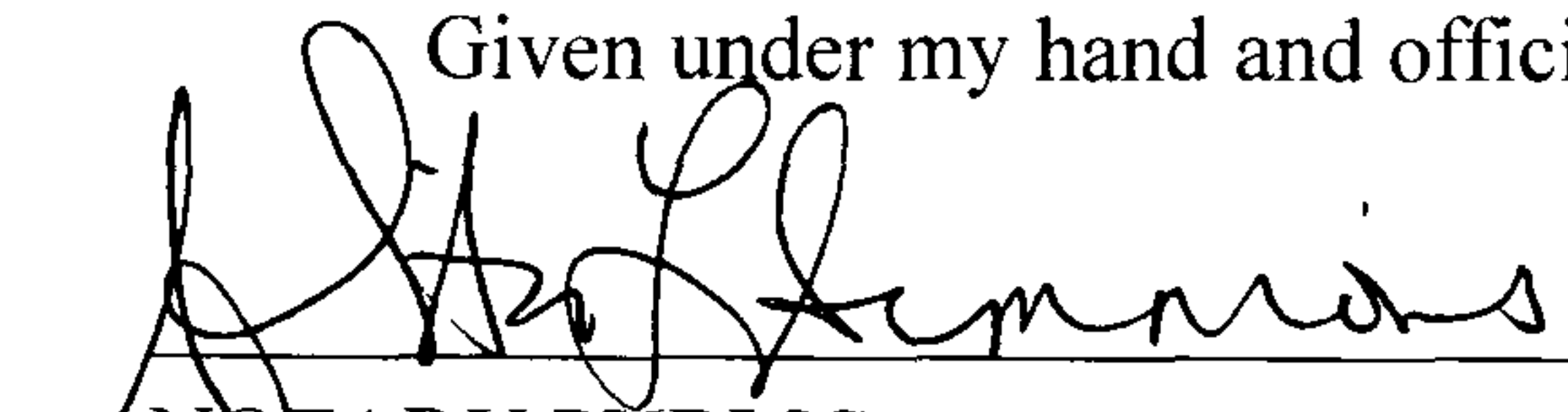

KENNETH F. JERNIGAN, JR.

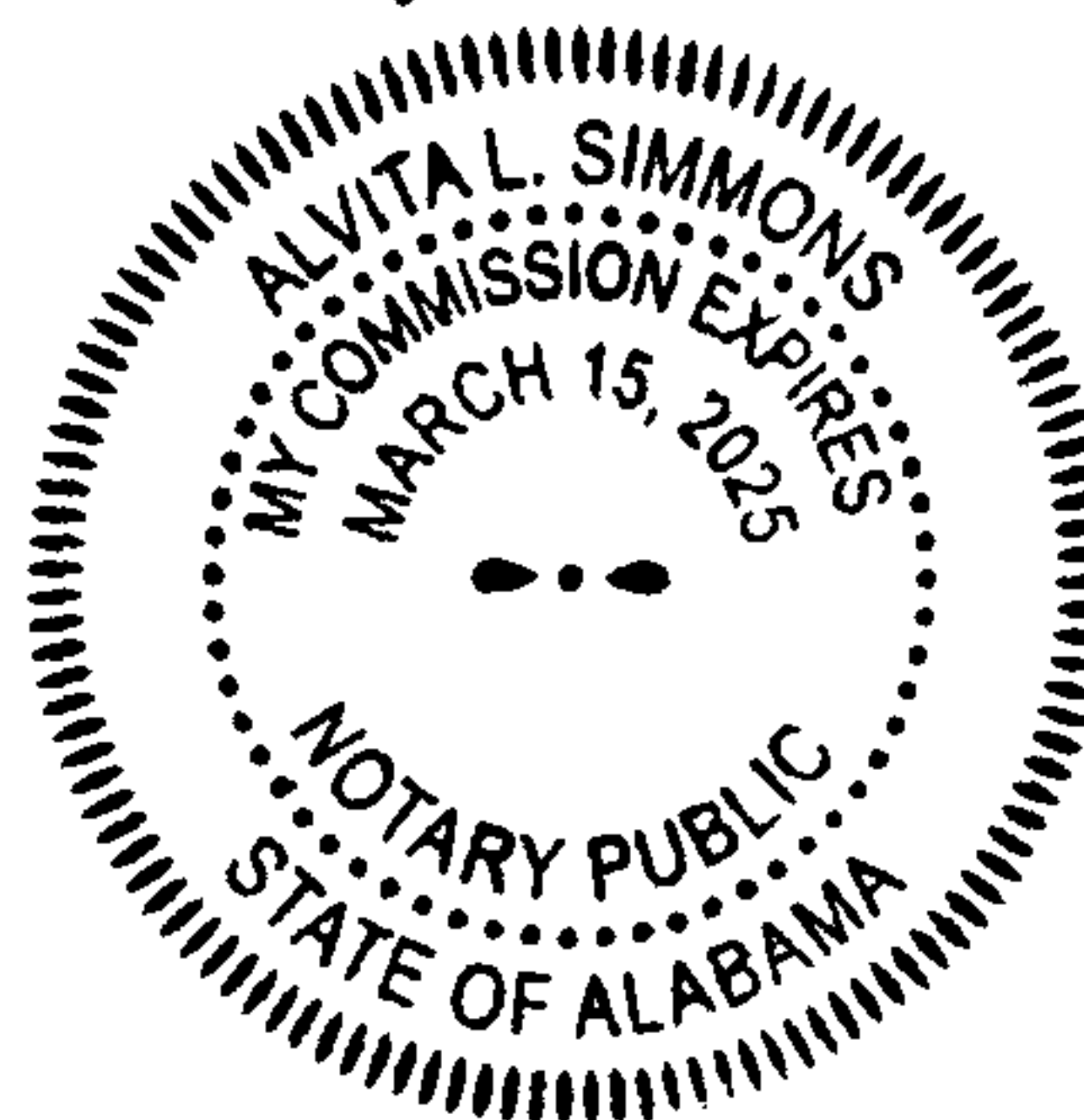
STATE OF ALABAMA *

COUNTY OF BALDWIN *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that KENNETH F. JERNIGAN, JR., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 on this the 30th day of November 2022.


NOTARY PUBLIC
My Commission Expires: 3-15-25



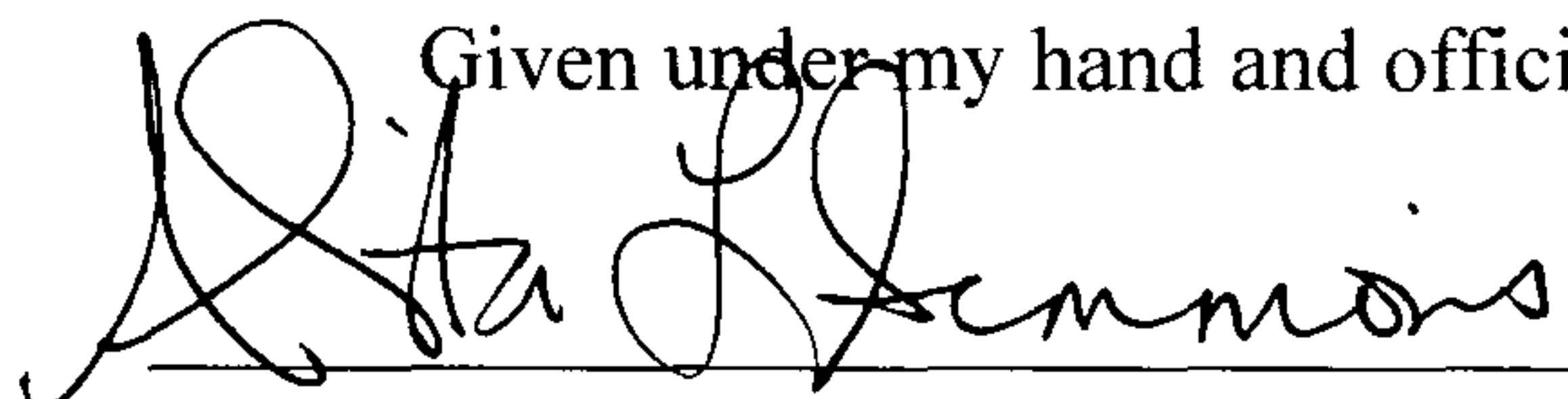

SUSAN H. JERNIGAN

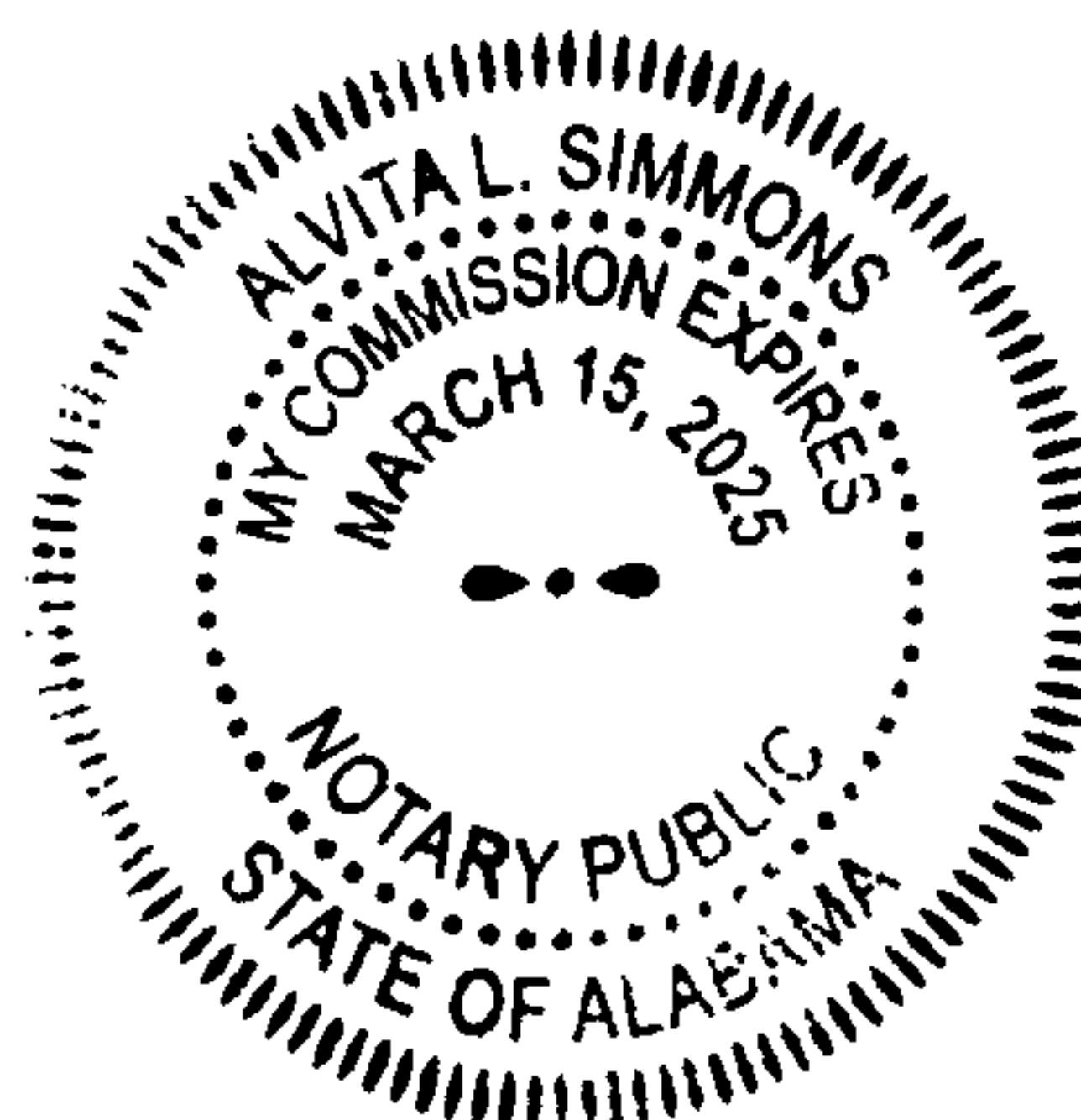
STATE OF ALABAMA *

COUNTY OF BALDWIN *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that SUSAN H. JERNIGAN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 30th day of November 2022.


NOTARY PUBLIC
My Commission Expires: 3-15-25



Real Estate Sales Validation Form

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

Grantor's Name Kenneth F. Jernigan and Susan H.
Mailing Address Jernigan
6343 CO RD 95
ELBERTA, AL 36530

Grantee's Name Kenneth F. Jernigan and Susan H.
Mailing Address Jernigan, Trustees of the Susan
Jernigan Family Trust
6343 CO RD 95
ELBERTA, AL 36530

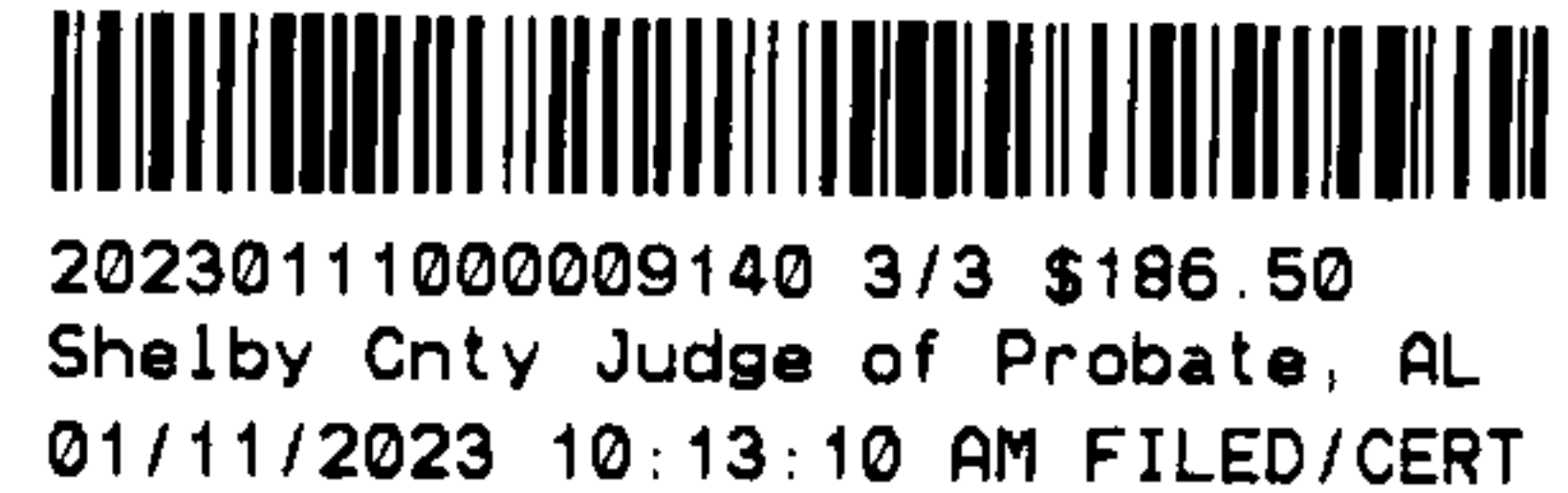
Property Address 900 RYECROFT RD
PELHAM AL 35124

Date of Sale _____
Total Purchase Price \$ _____

PARCEL # 13 1 12 2 001 002.000

or
Actual Value \$ _____

or
Assessor's Market Value \$ 157,100.00 (1/2 interest)



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 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 12/15/22

Print Brooke Walding

☐ Unattested

Sign

B. Walding

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1