

**Recordation Requested By/Return to:**  
STEWART TITLE GUARANTY COMPANY  
1900 SOUTH STATE COLLEGE BLVD. SUITE 200  
ANAHEIM, CA 92806  
File No. NSWPRP23560526

**Send Tax Notices to:**  
TAMMY L. JENKINS  
AND NANCY NIPPER  
30 EDDINGS LANE  
ALABASTER, AL 35007

**This Instrument Prepared By:**  
LYNN BYRD, ESQ.  
o/b/o BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

## WARRANTY DEED

Executed this 21 day of April, 2023, for good consideration of **Zero and 00/100 Dollars (\$0.00)**, I (we) **TAMMY L. JENKINS, AN UNMARRIED WOMAN AND NANCY NIPPER, AN UNMARRIED WOMAN** whose mailing address is 30 EDDINGS LANE, ALABASTER, AL 35007, hereby bargain, deed and convey to **TAMMY L. JENKINS, AN UNMARRIED WOMAN AND NANCY NIPPER, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 30 EDDINGS LANE, ALABASTER, AL 35007, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**LOT 30, ACCORDING TO THE SURVEY OF MONTE TIERRA, FIRST ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**APN: 23-7-35-0-001-007-000**

**Property Address: 30 EDDINGS LANE, ALABASTER, AL 35007**

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants 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 of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

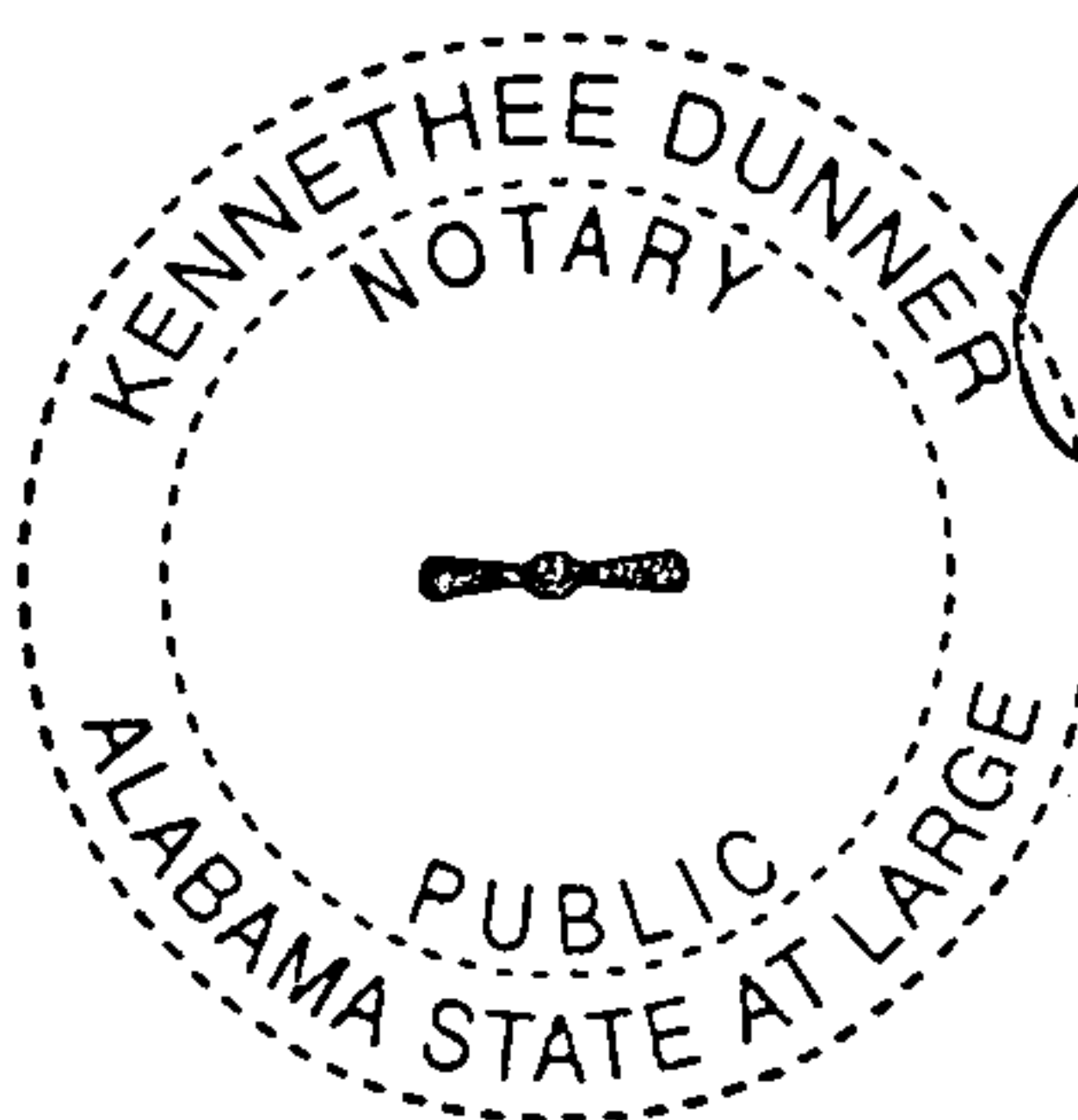
WITNESS the hands and seal of said Grantor(s) this 21 day of April, 2023.

Tammy L. Jenkins  
TAMMY L. JENKINS

Nancy Nipper  
NANCY NIPPER

STATE OF ALABAMA  
COUNTY OF STEELE } SS.

I, Kenneth Danner, a Notary Public, hereby certify that  
**TAMMY L. JENKINS AND NANCY NIPPER** 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 executed the same voluntarily on the day the same bears  
date. Given under my hand this 21<sup>st</sup> day of APRIL, 2023.



Kenneth Danner  
Notary Public

~~My Commission Expires 07/12/2023~~

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

Grantor's Name Tammy L Jenkins and Nancy Nipper  
 Mailing Address 30 Eddings Lane  
Alabaster, AL 35007

Grantee's Name Tammy L Jenkins and Nancy Nipper  
 Mailing Address 30 Eddings Lane  
Alabaster, AL 35007

Property Address 30 Eddings Lane  
Alabaster, AL 35007

Date of Sale 4/21/2023

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 164,900.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/03/2023 08:02:11 AM  
 \$193.00 PAYGE  
 20230503000130050



*Amin S. Beyl*

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

☐ Appraisal

☐ Sales Contract

☒ Other Assessor Website

☐ 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 4/21/23

Print LZ Oneng

☐ Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**