

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Jose B. Landaverde and Marta Landaverde  
231 Weatherly Club Drive  
Alabaster, AL 35007

**WARRANTY DEED**  
Joint With Right Of Survivorship

**STATE OF ALABAMA** )  
 )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Five Hundred Fifteen Thousand And No/100 Dollars (\$515,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, John D. Kitts and Nancy S. Kitts, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jose B. Landaverde and Marta Landaverde (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 6- A, according to the map of Weatherly Club Section 14, as recorded in Map Book 19 page 87, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$412,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 18 day of August, 20 23.

John D. Kitts  
John D. Kitts

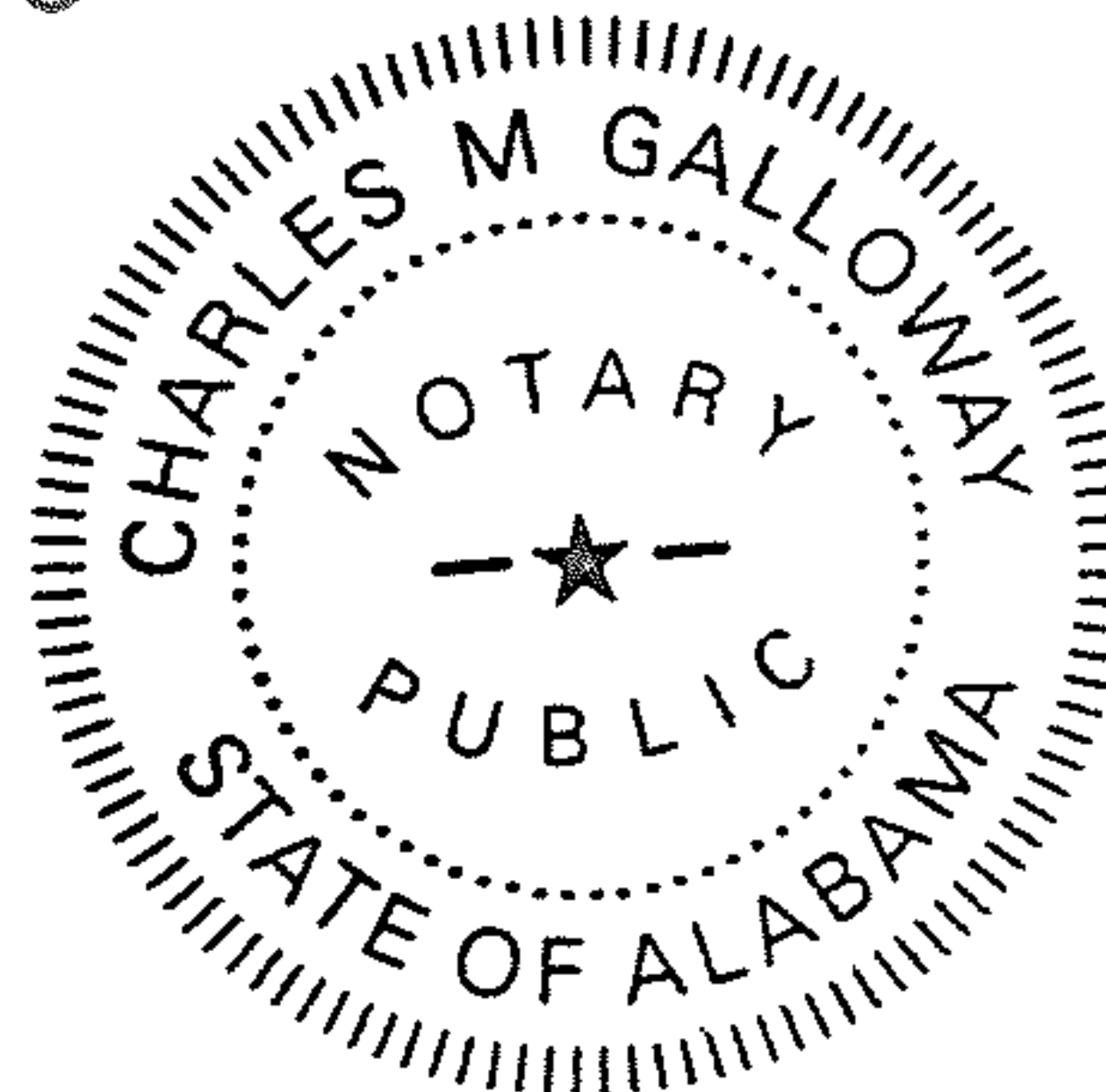
Nancy S. Kitts  
Nancy S. Kitts

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John D. Kitts and Nancy S. Kitts 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 and official seal on this 18 day of August, 20 23.

[Signature]  
Notary Public  
My commission expires: 8-7-2026



**Real Estate Sales Validation Form**

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

Grantor's Name John D. Kitts and Nancy S. Kitts

Mailing Address

231 Weatherly Wh  
Alabaster AL 35007Property Address 231 Weatherly Club Drive  
Alabaster, AL 35007Grantee's Name Jose B. Landaverde and Marta  
Landaverde

Mailing Address

231 Weatherly Club Drive  
Alabaster, AL 35007

Date of Sale August 18, 2023

Total Purchase Price \$515,000.00

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☐ Appraisal☐ Sales Contract

Other:

☐ Closing StatementIf 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 - John D. Kitts and Nancy S. Kitts, , .

Grantee's name and mailing address - Jose B. Landaverde and Marta Landaverde, 231 Weatherly Club Drive,  
Alabaster, AL 35007.

Property address - 231 Weatherly Club Drive, Alabaster, AL 35007

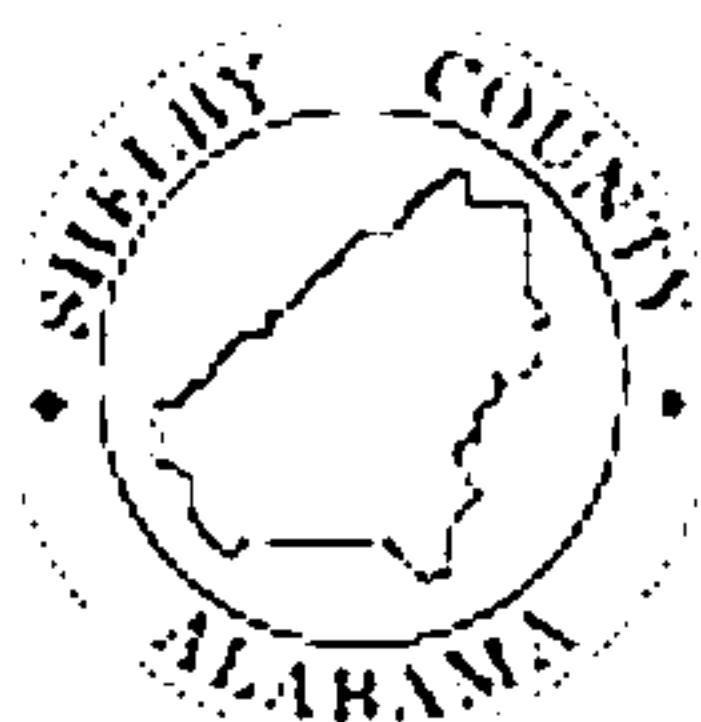
Date of Sale - August 18, 2023.

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: August 18, 2023

Sign

Agent

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****08/21/2023 11:15:07 AM****\$131.00 BRITTANI****20230821000250620***Brittani S. Bayl*