

**Return to:** **Mr. & Mrs. Edward Tankard McMath, Jr.**  
**160 Highland Ridge Drive**  
**Chelsea, AL 35043**

**Prepared by:** Kathleen K. DeMaria  
DeMaria, de Kozan & White, PLLC  
510 E. Zaragoza St.  
Pensacola, FL 32502

**This deed is being prepared without the examination of title,**  
**with legal description being provided to preparer by grantor.**

**Fair Market Value:     \$ 664,330.00**

**W A R R A N T Y     D E E D**

THIS INDENTURE, made this 4TH day of OCTOBER, 2023, between Edward Tankard McMath, Jr. and Joan Duer-McMath, husband and wife, hereinafter referred to as "grantor" and Edward Tankard McMath, Jr. and Joan Duer-McMath for their lives, whose post office address is 160 Highland Ridge Drive, Chelsea, AL 35043 and Edward Tankard McMath, Jr., as Trustee of the Edward Tankard McMath, Jr. Revocable Trust Agreement dated October 27, 1992 and Joan Duer-McMath, as Trustee of the Joan Duer-McMath Revocable Trust Agreement dated October 27, 1992 the remainder interest, hereinafter called "Grantee".

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, Edward Tankard McMath, Jr. and Joan Duer-McMath for their lives and Edward Tankard McMath, Jr., or his successors, as Trustee of the Edward Tankard McMath, Jr. Revocable Trust Agreement dated October 27, 1992 and Joan Duer-McMath, or her successors, as Trustee of the Joan Duer-McMath Revocable Trust Agreement dated October 27, 1992 the remainder interest in the following described land, situate, lying and being in Shelby County, Alabama, to wit:

Lot 26, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, Page 10, in the Probate Office of Shelby County, Alabama

THIS IS THE HOMESTEAD OF THE GRANTORS.

The above described property bearing Property Appraiser Parcel Identification No. 15-4-18-0-000-200.000.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. Grantor of the trust has conferred on the trustee the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this instrument.

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

/s/ Kathleen K. De Maria  
 /p/ Kathleen K. De Maria  
2927 Bay St.  
Gulf Breeze, FL 32563  
 Physical Address

Joan Duer-McMath  
 Joan Duer-McMath

/s/ Regan Krupa  
 /p/ Regan Krupa  
4728 Lancaster Gate Dr.  
Pace, FL 32571  
 Physical Address

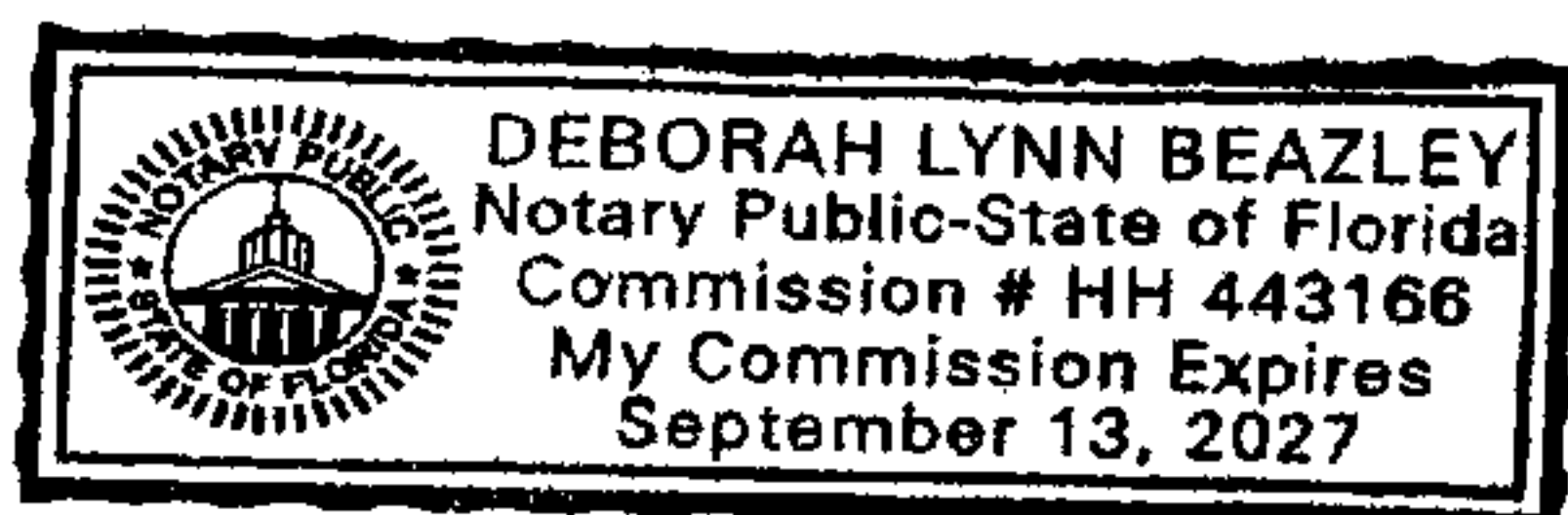
/s/ Kathleen K. De Maria  
 /p/ Kathleen K. De Maria  
2927 Bay St.  
Gulf Breeze, FL 32563  
 Physical Address

Edward Tankard McMath, Jr.  
 Edward Tankard McMath, Jr.

/s/ Regan Krupa  
 /p/ Regan Krupa  
4728 Lancaster Gate Dr.  
Pace, FL 32571  
 Physical Address

STATE OF FLORIDA  
 COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, by means of physical presence, this 4TH day of OCTOBER, 2023, by Joan Duer-McMath and Edward Tankard McMath, Jr., who ~~are personally known to me~~ or have each produced ALABAMA DRIVER'S LICENSE as identification and by the witnesses, Kathleen K. De Maria, by means of physical presence, a witness who is personally known to me, and Regan Krupa, by means of physical presence, a witness who is personally known to me.



(NOTARY SEAL)

Deborah Lynn Beazley  
 Notary Public  
DEBORAH LYNN BEAZLEY  
 Printed Name



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/10/2023 10:20:43 AM  
 \$696.50 JOANN  
 20231010000300660

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Edward Tankard McMath, Jr. & Joan Duer-McMath  
 Mailing Address 160 Highland Ridge Drive  
Chelsea, AL 35043

Grantee's Name Trustee's of the Edward Tankard Mcmath, Jr. Rev. Trust  
 Mailing Address and Trustee's of the Joan Duer-McMath Rev. Trust  
160 Highland Ridge Dr.  
Chelsea, AL 35043

Property Address 160 Highland Ridge Dr.  
Chelsea, AL 35043

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_

or  
 Actual Value \$ 664,330.00

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 Shelby County Tax Assessor's website

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 \_\_\_\_\_

Print Kathleen K DoMarz

Unattested \_\_\_\_\_

Sign Kathleen K DoMarz

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1