

20200518000194920
05/18/2020 08:21:03 AM
DEEDS 1/2

This instrument was prepared by
The Wheeler Law Firm
2107 5th Avenue North Suite 401-F
Birmingham, Alabama 35203

Send Tax Notice To:
Isaac DeAnthony and Davida Shante White
172 Park Place Lane
Alabaster, Alabama 35007

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of **ONE THOUSAND HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$174,900.00)** Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BRANDON K. CUMBERLAND AND ELYSE A. CUMBERLAND, HISBAND AND WIFE
(herein referred to as grantors) do, grant, bargain, sell and convey unto

ISAAC ANTHONY WHITE AND DAVIDA SHANTE WHITE

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 22, ACCORDING TO THE AMENDED PLAT OF PARKPLACE, FOURTH ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.


\$171,732.00 OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANESOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of May, 2020.

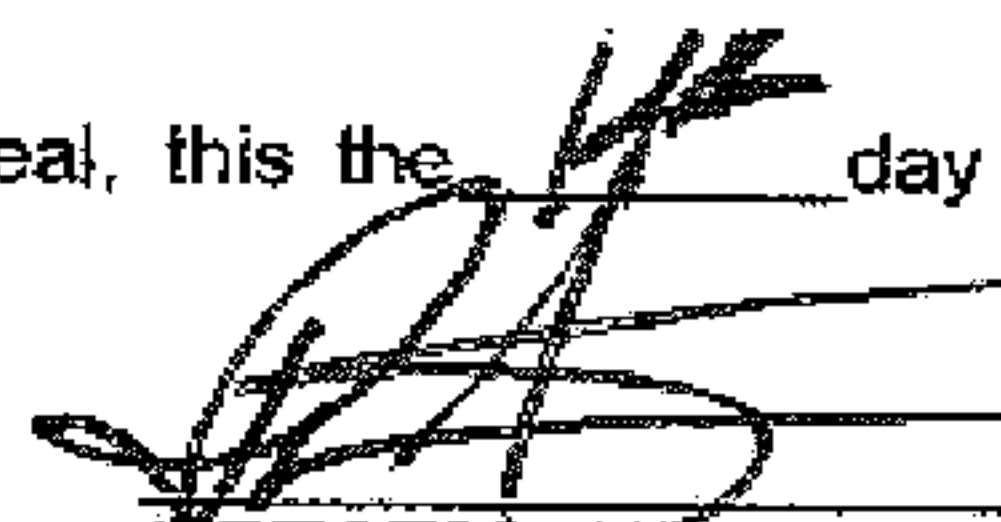
 (Seal)
BRANDON K. CUMBERLAND

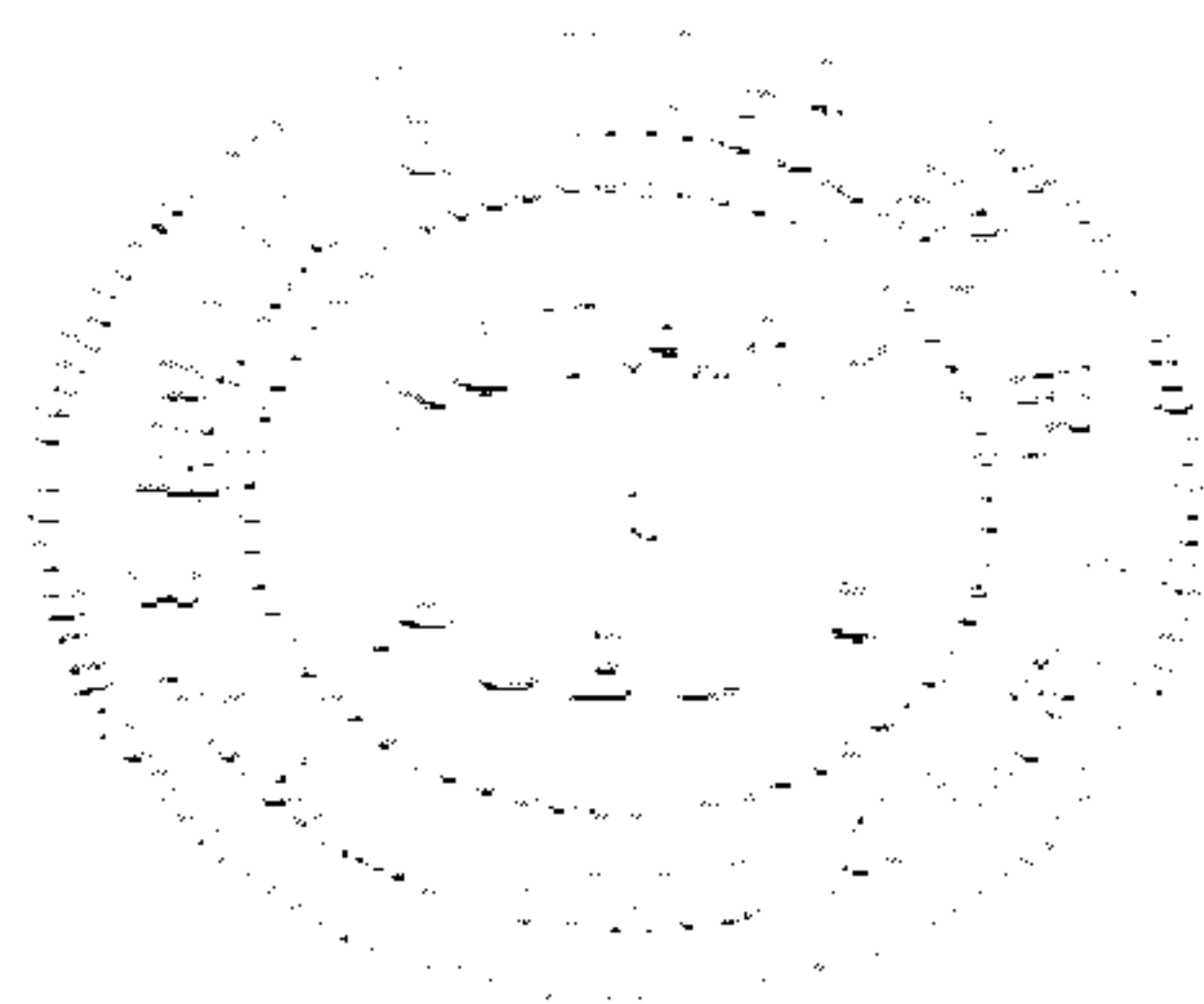
 (Seal)
ELYSE A. CUMBERLAND

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **BRANDON K. CUMBERLAND AND ELYSE CUMBERLAND, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14th day of May, 2020.


NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ MY COMMISSION EXPIRES OCTOBER 26, 2022



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

Grantor's Name BRANDON K. CUMBERLAND
 Mailing Address ELYSE A. CUMBERLAND
172 Park Place Lane
Alabaster, AL 35007

Grantee's Name ISAAC DEANTHONY WHITE
 Mailing Address DAVIDA SHANTE WHITE
8 Indianwood Dr.
Pelham, AL 35124

Property Address _____

Date of Sale 5/14/2020Total Purchase Price \$ 174,900.00

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/18/2020 08:21:03 AM
 \$28.50 CHERRY
 20200518000194920

Allen S. Byrd

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 5/14/2020

Print

Ronnie G. White, Jr.

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one