

20200807000339280
08/07/2020 02:32:22 PM
DEEDS 1/3

RECORDING REQUESTED BY:

JANIS RAVEN SHEEHAN AND STEPHEN BRENNAN SHEEHAN
122 DOLPHIN COURT
ALABASTER, AL 35007

PREPARED BY:

MARK A. PICKENS, ATTORNEY AT LAW
Mark A. Pickens, P. C.
O/B/O BC LAW FIRM, P.A.
PO BOX 26101 BIRMINGHAM, AL 35260

SEND TAX MESSAGE TO:

JANIS RAVEN SHEEHAN AND STEPHEN BRENNAN SHEEHAN
122 DOLPHIN COURT
ALABASTER, AL 35007

WARRANTY DEED

For good consideration, I (we) **JANIS RAVEN SHEEHAN, FORMERLY KNOWN AS JANIS RAVEN WORTHY, a married woman** whose mailing address is 122 DOLPHIN COURT, ALABASTER, AL 35007, hereby bargain, deed and convey to **JANIS RAVEN SHEEHAN AND STEPHEN BRENNAN SHEEHAN, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 122 DOLPHIN COURT, ALABASTER, AL 35007, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, CITY OF ALABASTER, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 57, BLOCK 2, ACCORDING TO THE AMENDED MAP OF BERMUDA LAKE ESTATES - SECOND SECTOR, AS RECORDED IN MAP BOOK 10 AT PAGE 88 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 23 2 03 4 001 046.148

Property Address: 122 DOLPHIN COURT, ALABASTER, AL 35007

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 9 day of May, 2020

Janis Raven Sheehan F/K/A Janis Raven Worthy
JANIS RAVEN SHEEHAN, F/K/A JANIS RAVEN WORTHY

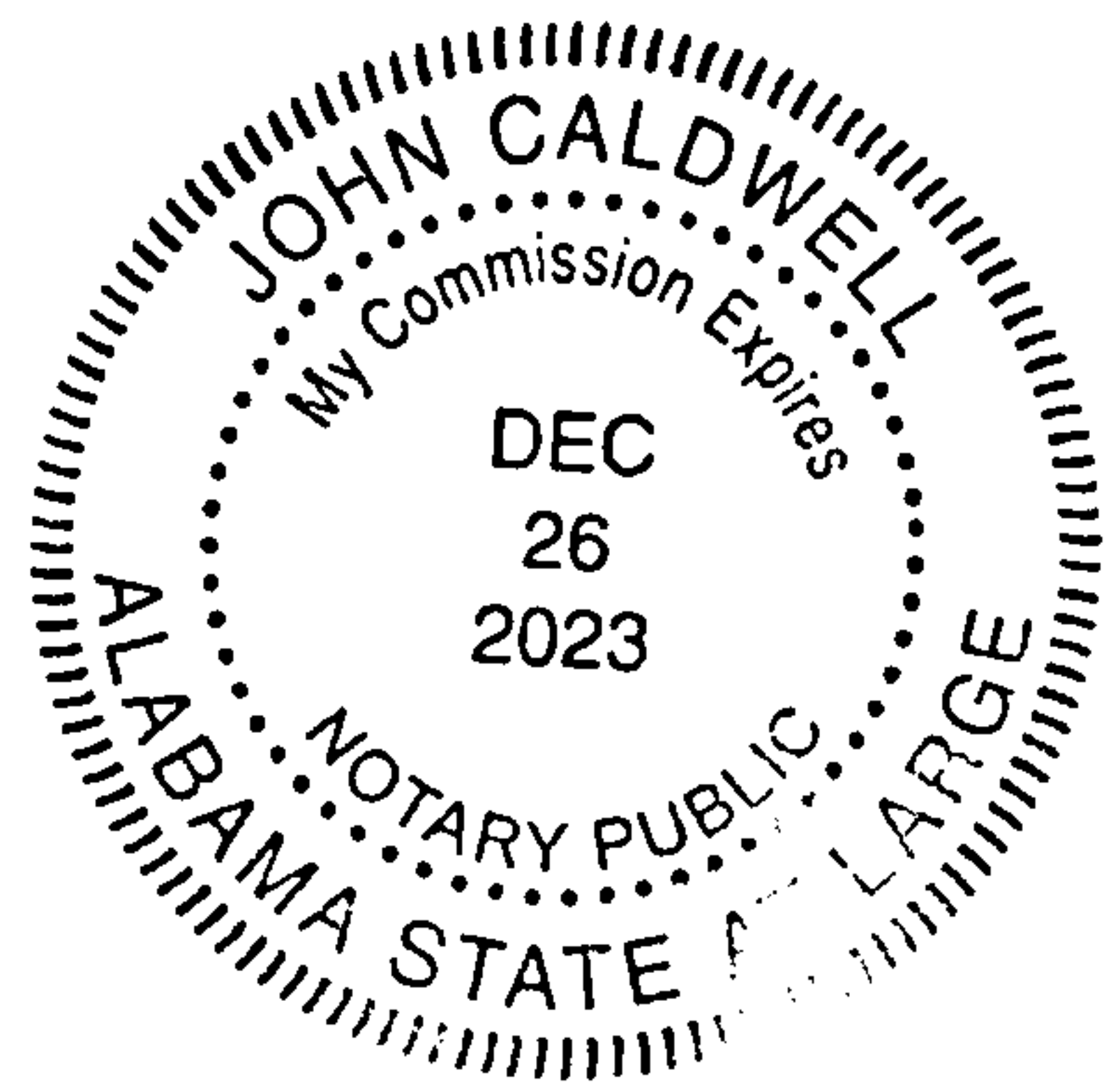
STATE OF ALABAMA

COUNTY OF Shelby

} SS.

I, John Caldwell, Notary Public, hereby certify that **JANIS RAVEN SHEEHAN, F/K/A JANIS RAVEN WORTHY** 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 9 day of May, 2020.

John Caldwell
Notary Public



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

Grantor's Name Janis Raven Worthy
 Mailing Address 122 Dolphin Court
Alabaster, AL 35007

Grantee's Name Janis & Brennan Sheehan
 Mailing Address 122 Dolphin Court
Alabaster, AL 35007

Property Address 122 Dolphin Court
Alabaster, AL 35007

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 149,800.00 1/2 value - \$74.900



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County, Alabama, County
 Clerk
 Shelby County, AL
 08/07/2020 02:32:22 PM
 \$103.00 CHERRY
 20200807000339280

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 Assessor's info

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 5/9/2020

Print Janis Raven Sheehan

Unattested

(verified by)

Sign Janis Raven Sheehan
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1