

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Mary Katherine Tatum  
2965 Kelham Grove Way  
Birmingham, AL 35242

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FOUR HUNDRED EIGHTY NINE THOUSAND AND 00/100 Dollars (\$489,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

**Katherine Hawkins Mattrella and her husband Ron Mattrella**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Mary Katherine Tatum and Austin Tatum**

(hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 40, according to The Village at Highland Lakes, Kelham Grove Neighborhood, as recorded in Map Book 43, Page 87 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Together with nonexclusive easement to the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded in Instrument # 20060421000186650, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Kelham Grove Neighborhood, recorded as Instrument# 20130613000242820, in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").**

**\$431,674.00** of the proceeds come from a mortgage recorded simultaneously herewith.

**Grantor Katherine Hawkins Mattrella is one and the same as Katherine H. Connell (and Katherine Connell Mattrella), grantee in the deed recorded in Instrument No. 20170425000141520. Ron Mattrella executes this deed solely in compliance with Alabama Code Section 6-10-3 and does not provide any warranty of title.**

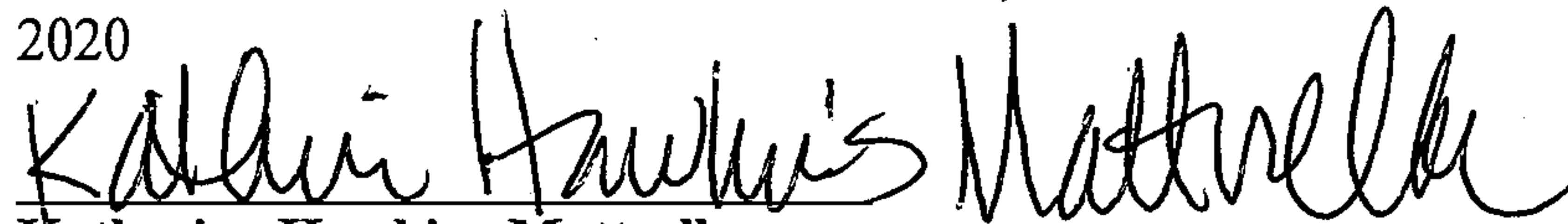
Subject to:      (1)      2020 ad valorem taxes not yet due and payable;  
                         (2)      all mineral and mining rights not owned by the Grantor; and  
                         (3)      all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seal, this 10th day of September,

2020

  
Katherine Hawkins Mattrella

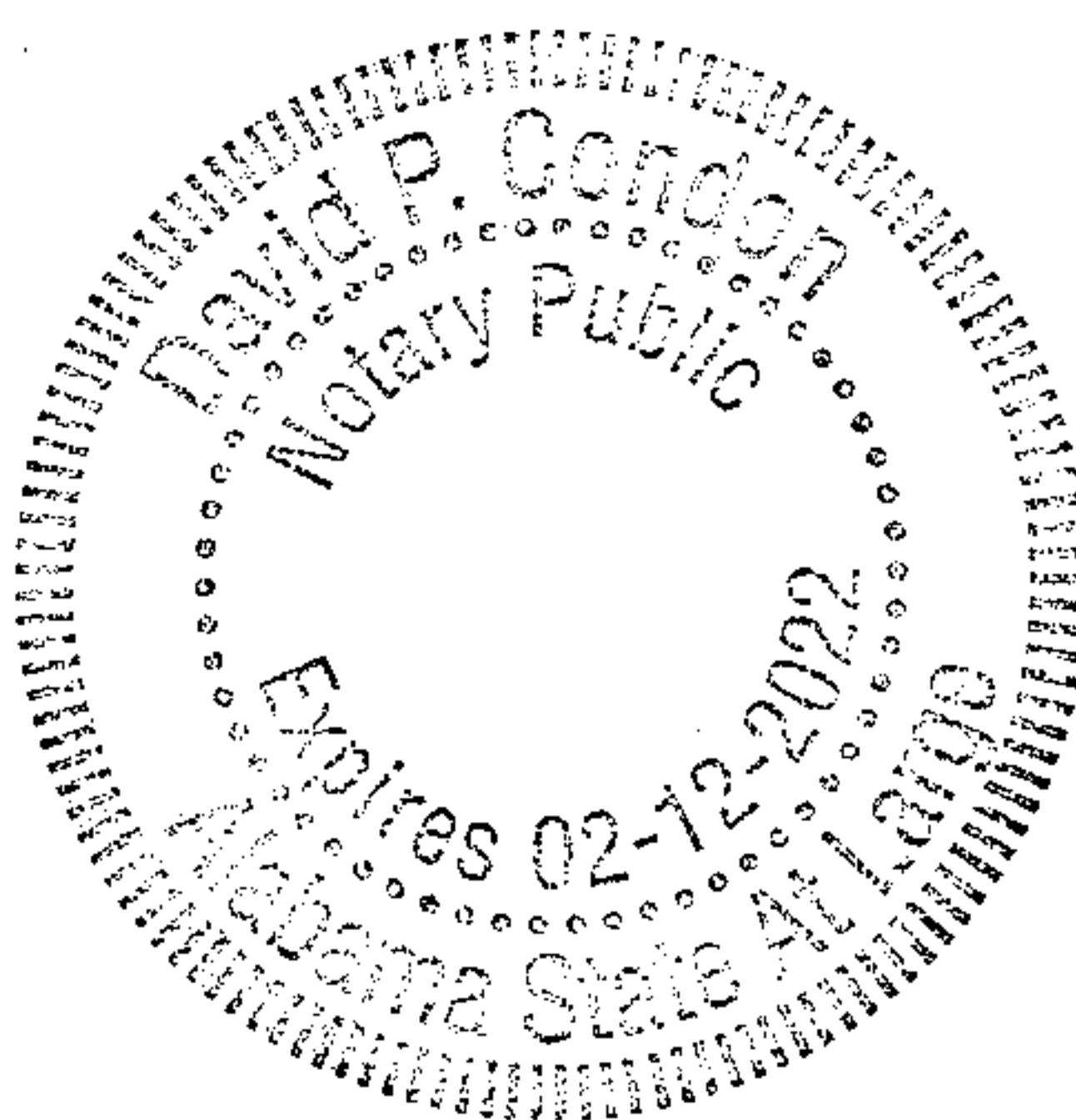
  
Ron Mattrella

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Katherine Hawkins Mattrella and Ron Mattrella 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 10th day of September, 2020.

  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2022



Real Estate Sales Validation Form

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

Grantor's Name Katherine Hawkins Mattrella  
Mailing Address 2965 Kelham Grove Way  
Birmingham, AL 35242  
  
Property Address 2965 Kelham Grove Way  
Birmingham, AL 35242

Grantee's Name Mary Katherine Tatum and Austin  
Tatum  
Mailing Address 2530 Genoa Way  
Birmingham, AL 35243  
  
Date of Sale September 10, 2020  
Total Purchase Price \$489,000.00

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 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.

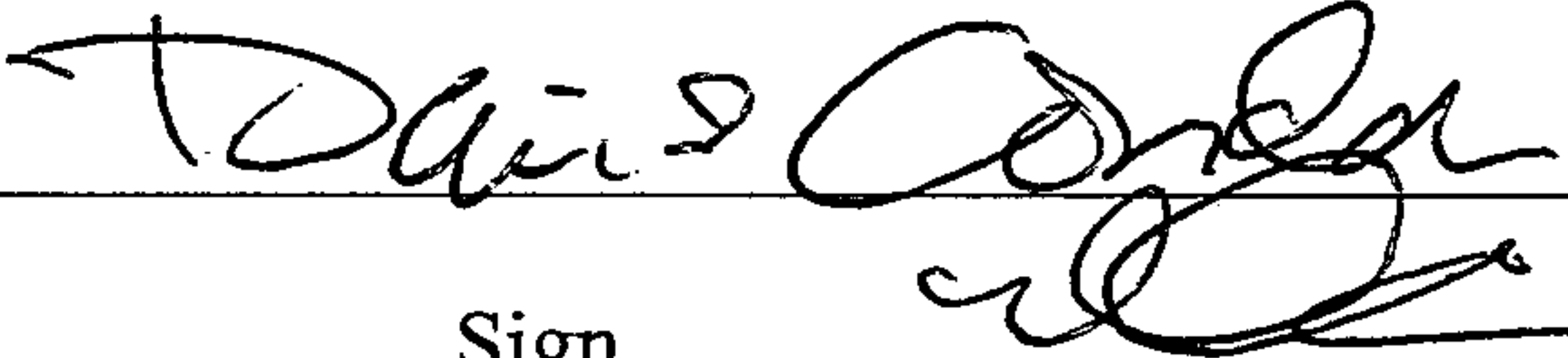

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on  
which interest to the property was conveyed.

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.

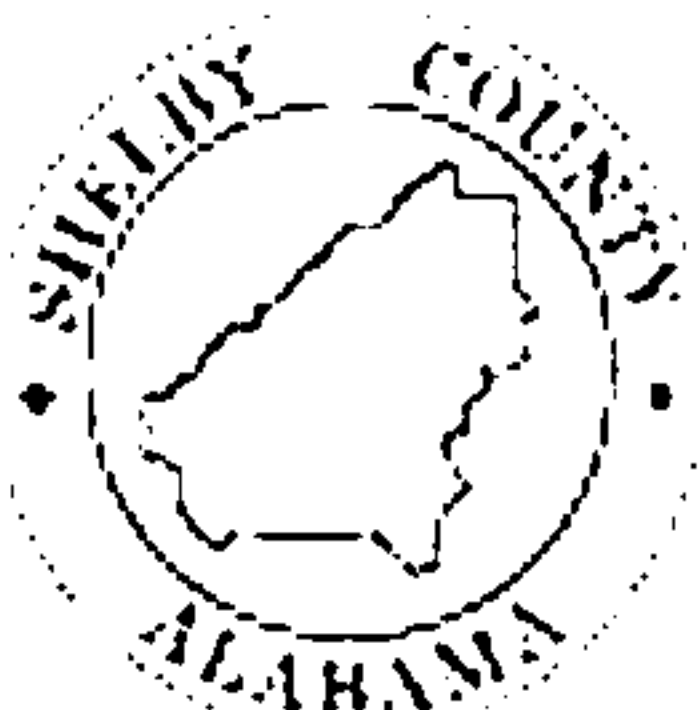
Actual value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

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 \_\_\_\_\_ Print   
  
☐ Unattested \_\_\_\_\_ Sign   
(verified by) (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/18/2020 09:56:04 AM  
\$87.50 JESSICA  
20200918000418800

David S. Boyd