

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
MICHAEL SHAN WRIGHT and
TEAGEN LASHEA WRIGHT

4398 OLD CAHABA
HELENA, AL 35080

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Forty-Two Thousand Four Hundred Twenty and 00/100 (\$342,420.00) to the undersigned Grantors, CHRISTOPHER C. HICKS and WIFE, TONYA M. HICKS, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto MICHAEL SHAN WRIGHT and TEAGEN LASHEA WRIGHT, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 2020, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA, PHASE 2, AS RECORDED IN MAP BOOK 45, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Property address: 4398 OLD CAHABA, HELENA, AL 35080

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right of way granted to Shelby County recorded in Deed Book 155, page 331; Deed Book 155, Page 425; Lis Pendens Book 2, page 165 and Deed Book 156, page 203
5. Right of way granted to Alabama Power Company by instrument recorded in Deed book 138, page 309; Deed Book 131, page 447; Deed Book 247, page 853; Deed Book 127, Page 408; Deed Book 134, page 85; Deed Book 230, page 113; Deed Book 139, Page 238; Deed Book 257, Page 213 and Real 46, page 69
6. Easement Alabama Power Company recorded in Inst. No. 2006082900042480 and Inst. No. 20091117000427870
7. Right of way to Bessemer Water recorded in Inst. No. 20080204000043240
8. Right of way to BellSouth recorded in Inst. No. 20051014000536920
9. Right of way granted to Alabama Power Company recorded in Inst. No. 20040629000354660
10. Restrictions appearing of record in Inst. No. 2014-39995

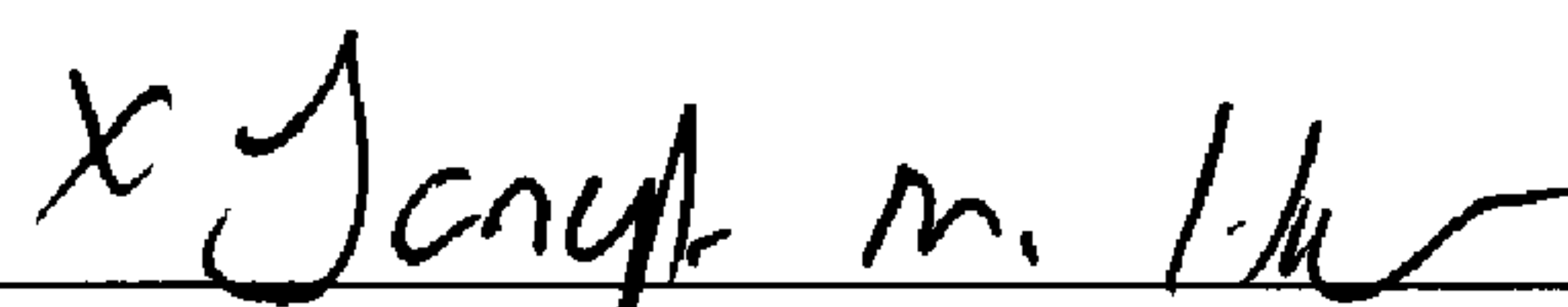
\$336,217.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and 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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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, said Grantors have hereunto set their hand and seal this the 28th day of October, 2020.

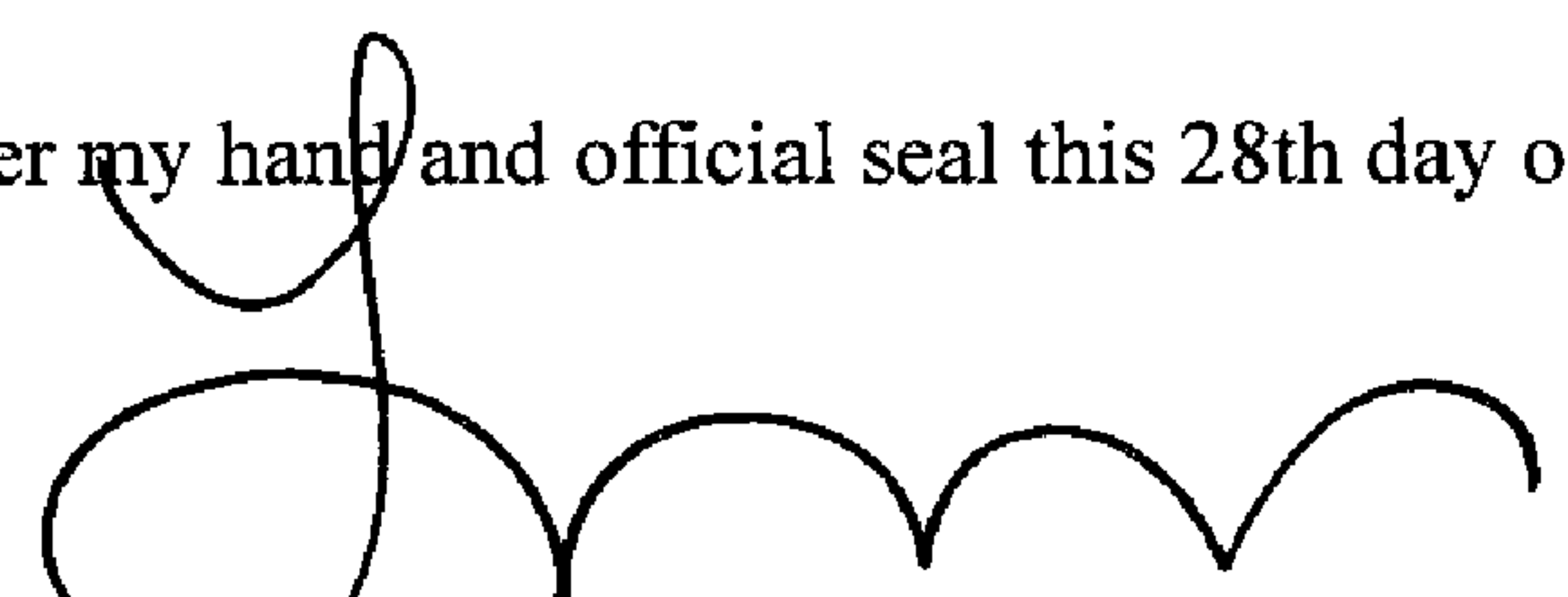

CHRISTOPHER C. HICKS


TONYA M. HICKS

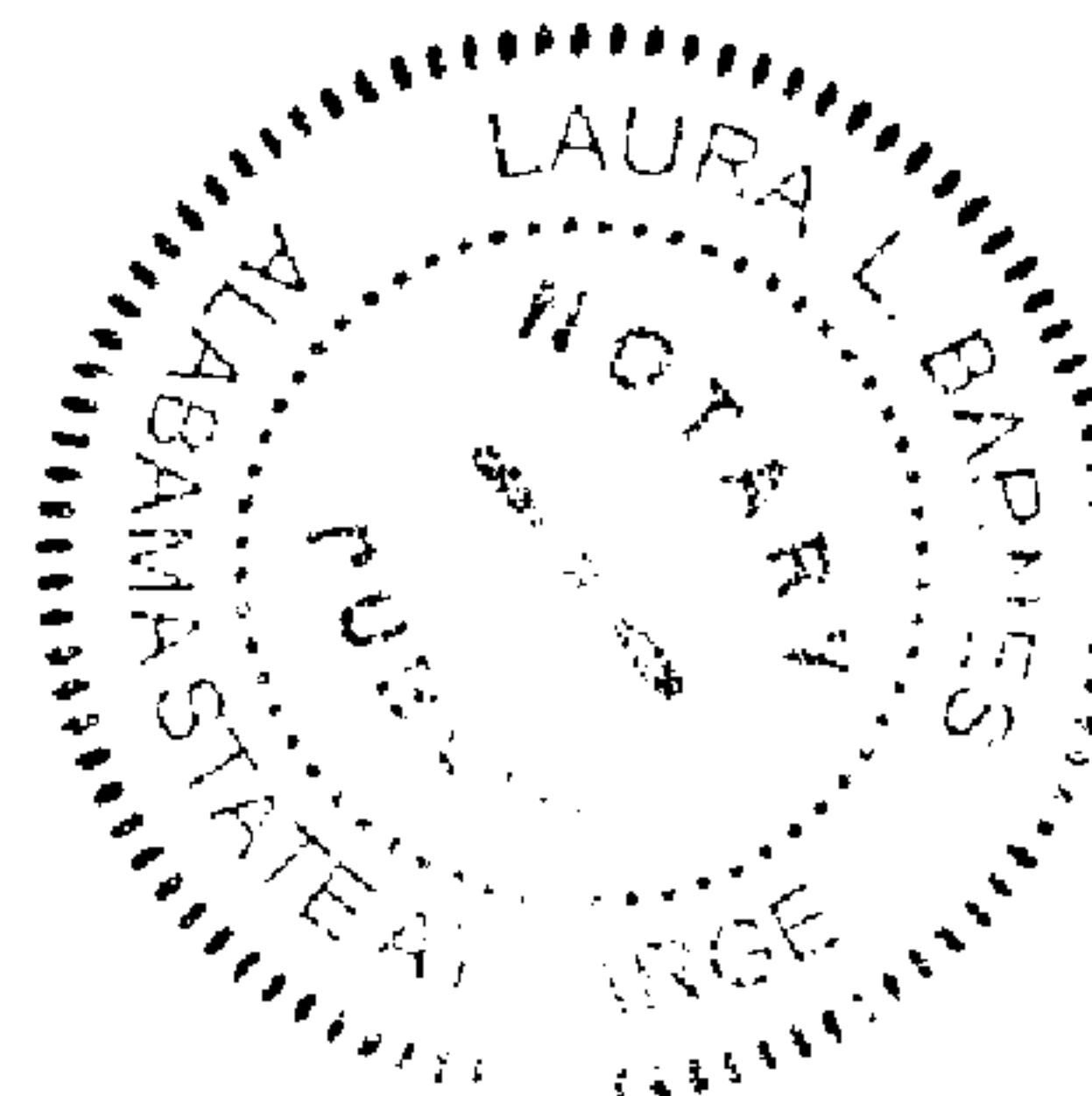
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHRISTOPHER C. HICKS and TONYA M. HICKS, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, 2020.


NOTARY PUBLIC

2/4/2021



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

Grantor's Name:	CHRISTOPHER C. HICKS and TONYA M. HICKS	Grantee's Name:	MICHAEL SHAN WRIGHT and TEAGEN LASHEA WRIGHT
Mailing Address:	4398 OLD CAHABA HELENA, AL 35080	Mailing Address:	4398 OLD CAHABA HELENA, AL 35080
Property Address:	4398 OLD CAHABA HELENA, AL 35080	Date of Sales	October 28th, 2020
		Total Purchase Price:	(\$342,420.00)
		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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>x</u> _____ 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: October 28th, 2020

_____ Unattested

Print Laura L. Barnes

Sign _____

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2020 09:09:02 AM
\$34.50 JESSICA
20201102000493060

(Grantor/Grantee/Owner/Agent) circle one



Allen S. Bayl