

This instrument was prepared by:

Send tax notice to:

Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Peyton Gans
191 Sweetbay Drive
Alabaster, AL 35114

WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED FIVE THOUSAND AND 00/100 Dollars (\$305,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Craig Sasser and Rachel Sasser, Husband and Wife** (herein referred to as grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Peyton Gans, Denise Gans, and Hunter Booth** (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 8, according to the Survey of Lake Ridge, as recorded in Map Book 33, Page 43, in the Office of the Judge of Probate of Shelby County, Alabama.

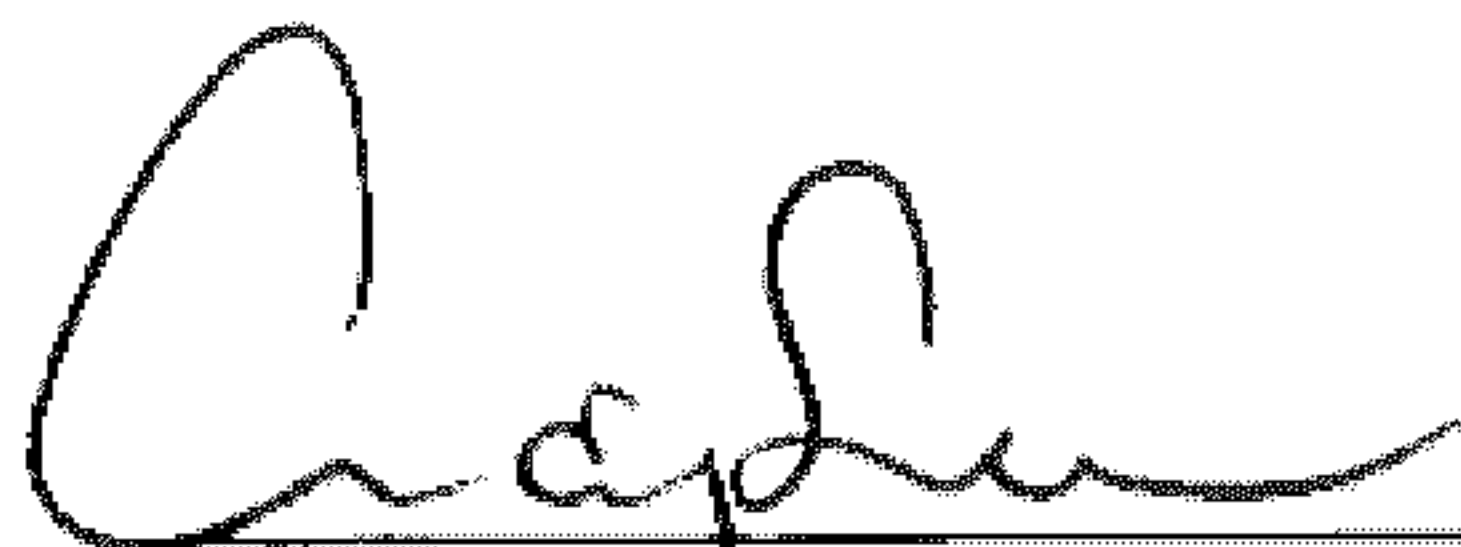
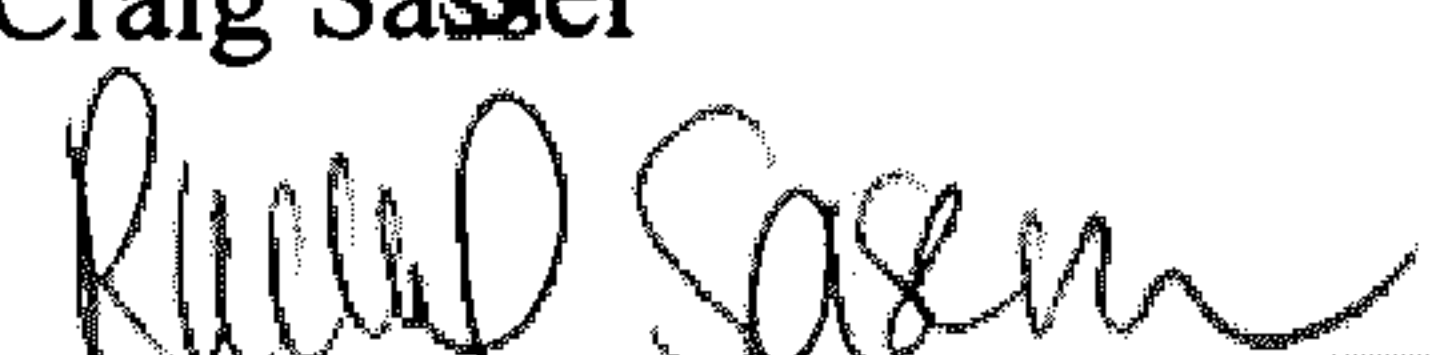
Subject to:

1. Taxes for the year 2020 and subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, rights of way, and limitations, if any, of record.
3. \$299,475.00 of the consideration herein was derived from a mortgage filed simultaneously 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 grantee 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 21st day of October, 2020.

 (SEAL)
Craig Sasser
 (SEAL)
Rachel Sasser

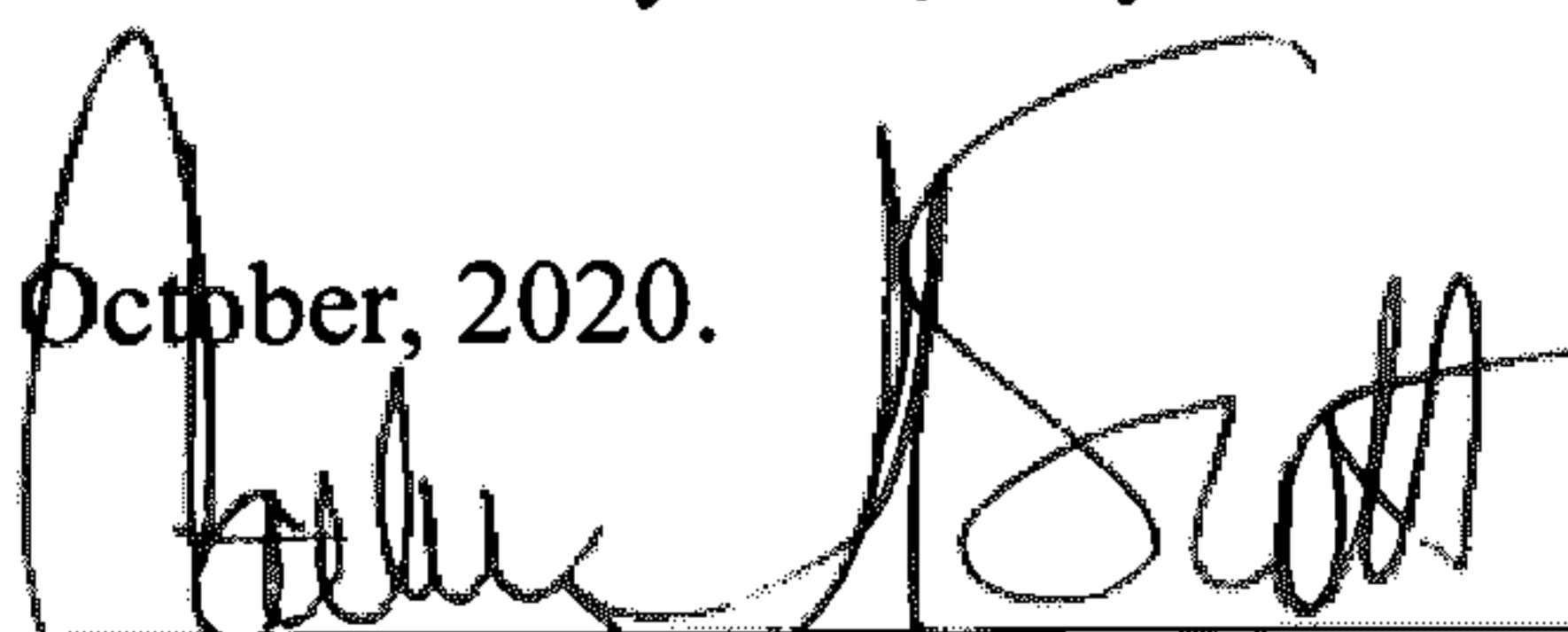
ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

) * Husband & Wife
)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Craig Sasser and Rachel Sasser, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 21st day of October, 2020.


NOTARY PUBLIC

My Commission Expires: 7-25-2022



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

Grantor's Name Craig Sasser and Rachel Sasser
 Mailing Address 358 Waterford Cove Trail
Calera AL 35040
 Property Address 191 Sweetbay Drive
Alabaster, AL 35114

Grantee's Name Peyton Gans, Denise Gans, and Hunter
Booth
 Mailing Address 91 Sweetbay Dr
Alabaster AL 35114
 Date of Sale October 21, 2020
 Total Purchase Price \$305,000.00
 Or
 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
☒ Sales Contract

☐ Appraisal
☐ 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 10-21-2020 Print Calvin H. Scott
 Unattested _____ Sign [Signature]
 (verified by) _____ (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/04/2020 03:17:36 PM
 S34-00 CHERRY
 20201104000500500

Alicia S. Boyd

Form RT-1