

This instrument was prepared by:

Send Tax Notices to:

Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

George Alexander Drake, Jr.
Erica Drake
2606 Tahiti Terrace
Alabaster, AL 35007

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventeen Thousand and no/100 Dollars (\$217,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Ethan T. Abbott, a married man** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **George Alexander Drake, Jr. and Erica Drake**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 24, Block 5, according to the Survey of Southwind Fourth Sector, as recorded in Map Book 7, Page 97, in the Probate Office of Shelby County, Alabama.

\$213,069.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

The property conveyed herein is not the homestead of the grantor nor that of his spouse.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 6th day of November, 2020

*Ethan T. Abbott Brandon S. Abbott, his
attorney in fact.*

**Ethan T. Abbott, by Brandon S. Abbott, his
Attorney in Fact**

STATE OF ALABAMA

COUNTY OF JEFFERSON

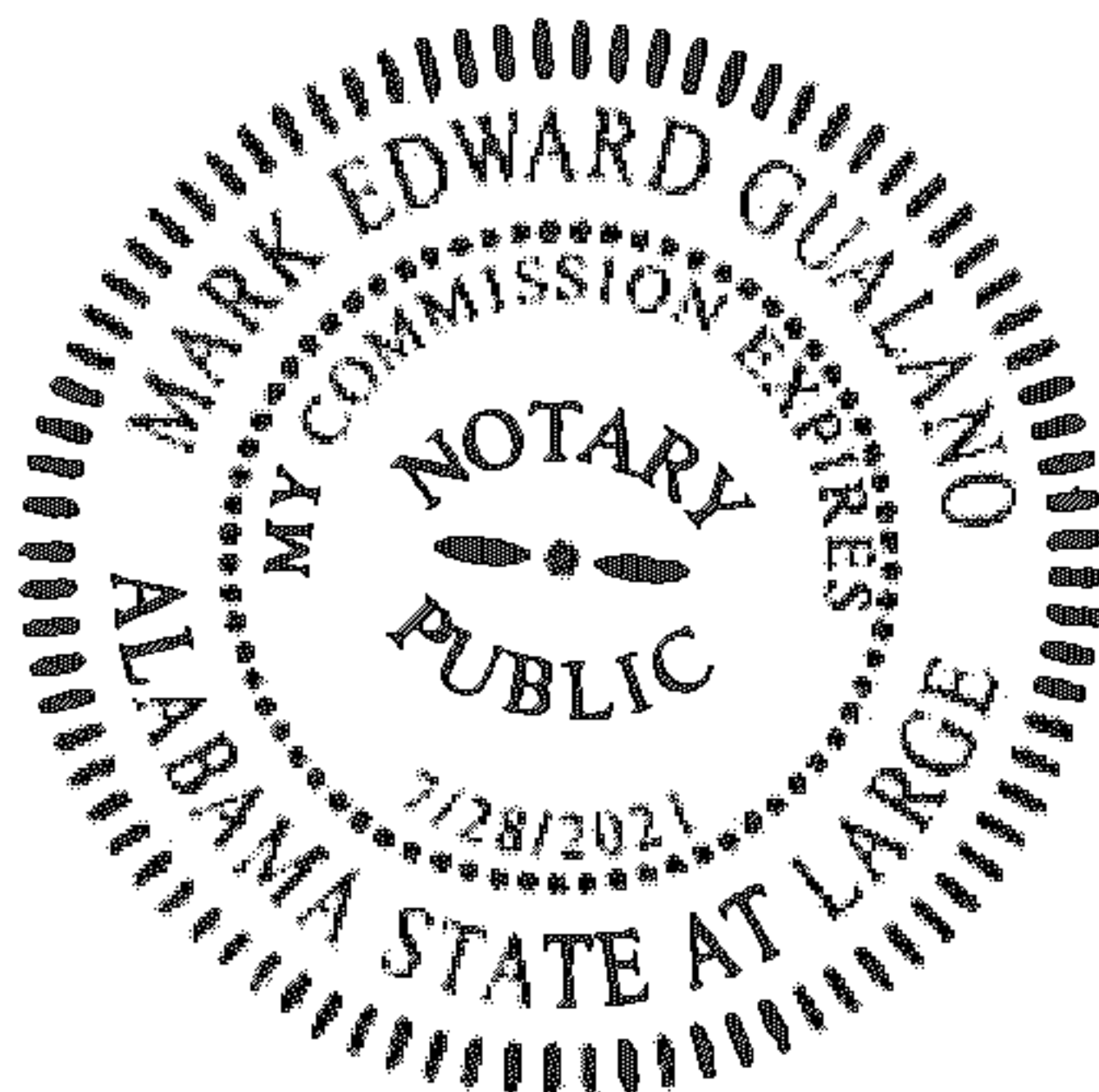
I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Brandon S. Abbott, as Attorney in Fact for Ethan T. Abbott**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, 2020.



Notary Public

My commission expires: 7/28/21



Real Estate Sales Validation Form

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

Grantor's Name Ethan T Abbott
 Mailing Address 170 Camp Branch Rd
Alabaster, AL 35007
AL

Grantee's Name Erica Drake
George Alexander Drake Jr.
 Mailing Address 2606 Tahiti Ter
AL Alabaster, AL 35007

Property Address 2606 Tahiti Ter.
Alabaster, AL 35007

Date of Sale November 6, 2020
 Total Purchase Price \$217,000.00

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
☐ 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 of 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 November 6, 2020

Print Ethan T Abbott

Unattested

Sign Ethan T Abbott by Paul A. Abbott
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

his Attorney in fact



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/06/2020 02:17:21 PM
 \$32.00 JESSICA
 20201106000508520

Alex S. Bayl

Form RT-1