

## DEEDS 1/3

This instrument was prepared by:  
 William D. Hasty, Jr.  
 2090 Columbiana Road, Suite 2000  
 Birmingham, Alabama 35216

Send tax notice to:  
 Carla J Tidmore and David M Tidmore  
 4049 Water Willow Lane  
 Hoover, Alabama 35244

**NO TITLE EXAMINATION WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.**

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**WARRANTY DEED – JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

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**STATE OF ALABAMA  
 SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, Carla J. Tidmore formerly known as Carla J. Carter, as survivor under that certain survivorship deed recorded at Book 212, Page 995 (herein referred to as grantor), does hereby grant, bargain, sell and convey unto Carla J. Tidmore and spouse, David M. Tidmore (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 10, in Block 1, according to the 1<sup>st</sup> Addition to Fall Acres Subdivision, as recorded in Map Book 4, Page 77, in the Probate Office of Shelby County, Alabama; being situate in Shelby County, Alabama.

Subject to that certain mortgage to Mortgage Electronic Registration Systems, Inc., as assigned to Citimortgage, Inc., successor by Merger to Citifinancial Mortgage Company, Inc., dated May 13, 2004, and recorded at Instrument #20044052500278060.

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 their heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators, covenant with said 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 stated 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 the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of August, 2020.

  
 Carla J. Tidmore /k/a Carla J. Carter

STATE OF ALABAMA  
JEFFERSON COUNTY

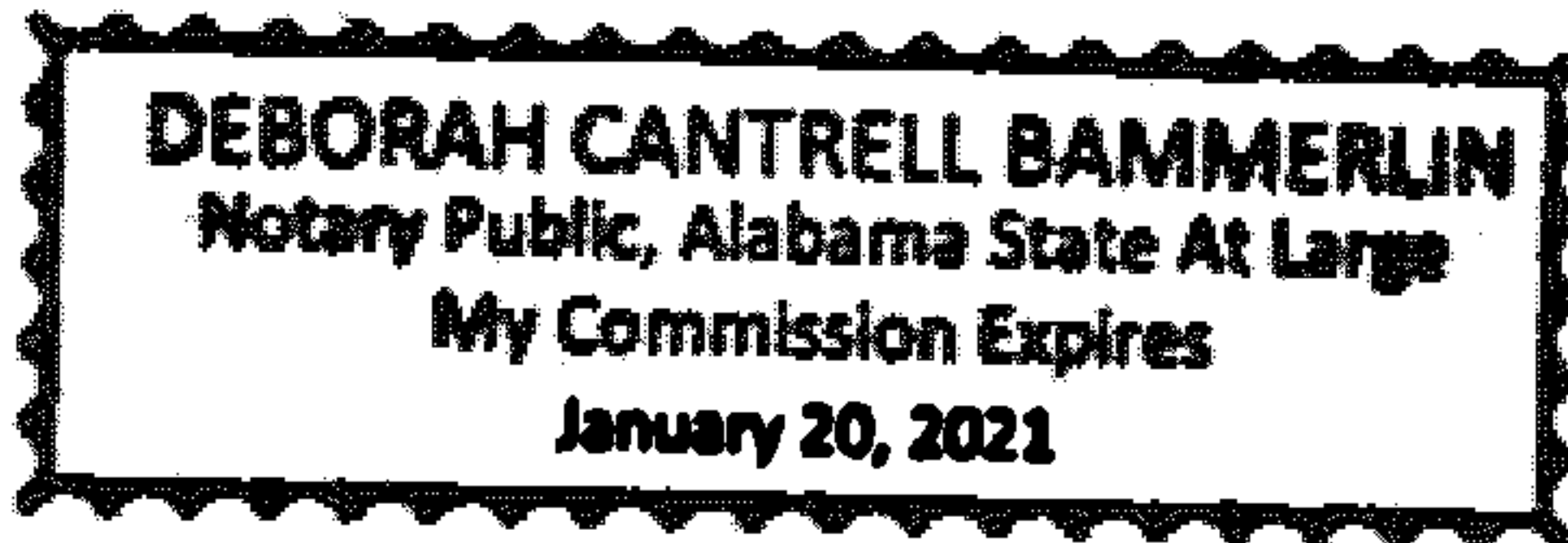
General Acknowledgment

I, Deborah Cantrell Bammerlin, a Notary Public in and for said County, in said State, hereby certify that Carla J. Tidmore (formerly known as Carla J. Carter), 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21<sup>st</sup> day of August, 2020.

01/20/2021  
My Commission Expires

Deborah Cantrell Bammerlin  
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 Carla Tidmore  
Mailing Address 4049 Water Willow Lane  
Hoover AL 35247

Grantee's Name Carla Tidmore  
Mailing Address 4049 Water Willow Lane  
Hoover AL 35247

Property Address 620 9th St SW  
Alabaster AL 35007

Date of Sale 8/21/2022  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 137940 ÷ 2 = 68970

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 Transfer 1/2 to Spouse

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 8/21/2022

Print Georg M Vayn

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  
12/14/2020 09:33:35 AM  
\$97.00 CHERRY  
20201214000571440

Alicia S. Bayl