

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2020377

Send Tax Notice To: Kendrice Maurice Little
Jennifer Renee Whiting Little
153 Highview Cove
Pelham, AL 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Tara Marie Kettell Smith and Craig Strong, Wife and Husband**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kendrice Maurice Little and Jennifer Renee Whiting Little**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **153 Highview Cove, Pelham, AL 35124**; to wit;

LOT 253, ACCORDING TO THE FINAL PLAT OF HIGH RIDGE VILLAGE PHASE 8, AS RECORDED IN MAP BOOK 33, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject To:

1. **Property Taxes for 2021, and subsequent years.**
2. **Transmission Line Permit to Alabama Power Company, in Deed Book 102, Page 202; Deed Book 108, Page 337; Deed Book 103, Page 55; Deed Book 187, Page 53; Deed Book 187, Page 187, Page 61 and Deed Book 102, Page 200**
3. **Mineral and mining rights in Real 93, Page 861; Volume 258, Page 811; Volume 275, Page 41; Volume 291, Page 887; Real 116, Page 797; Deed Book 119, Page 83; Deed Book 224, Page 517; Volume 245, Page 600; Volume 245, Page 602 and Volume 245, Page 604**
4. **Restrictions or Covenants in Inst. #2001-40042, and supplements thereto.**

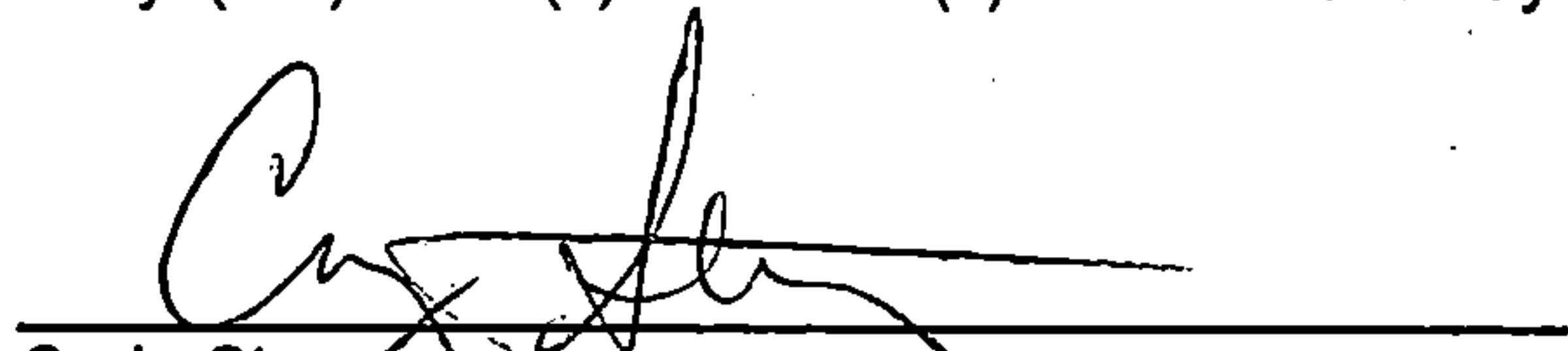
Tara Marie Kettell Smith and Tara Marie Kettell are one and the same.
\$204,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of December, 2020.


Tara Marie Kettell Smith


Craig Strong

State of Alabama

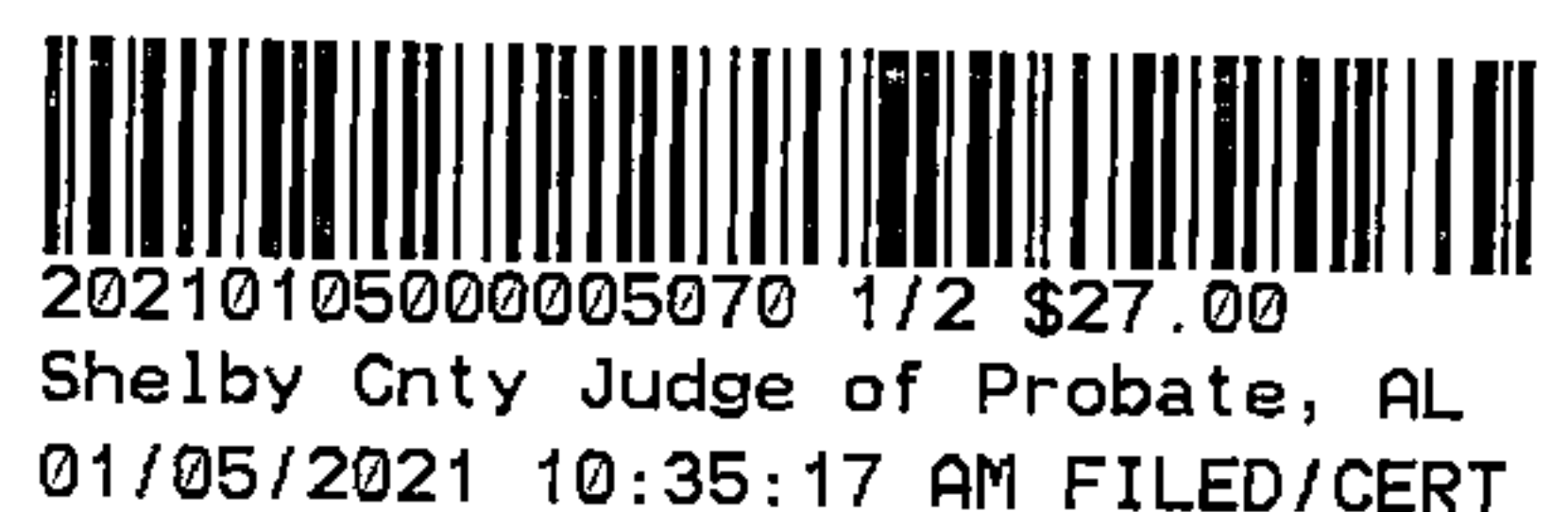
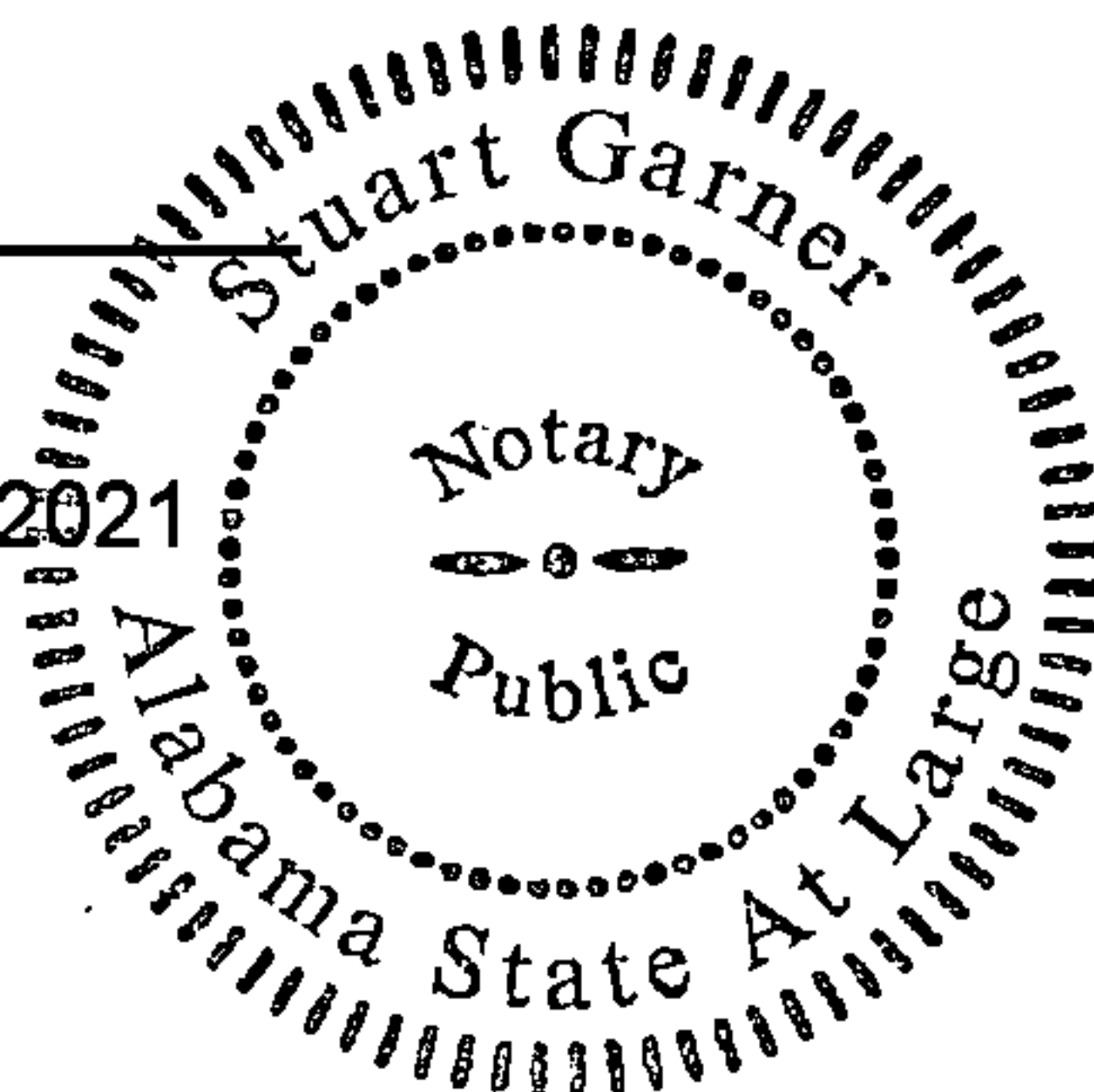
County of Jefferson

I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Tara Marie Kettell Smith and Craig Strong, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of December, 2020.


Notary Public, State of Alabama
Stuart J. Garner

My Commission Expires: August 19, 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	Tara Marie Kettell Smith Craig Strong	Grantee's Name	Kendrice Maurice Little Jennifer Renee Whiting Little
Mailing Address		Mailing Address	153 Highview Cove Pelham, AL 35124
Property Address	153 Highview Cove Pelham, AL 35124	Date of Sale	December 03, 2020
		Total Purchase Price	\$200,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

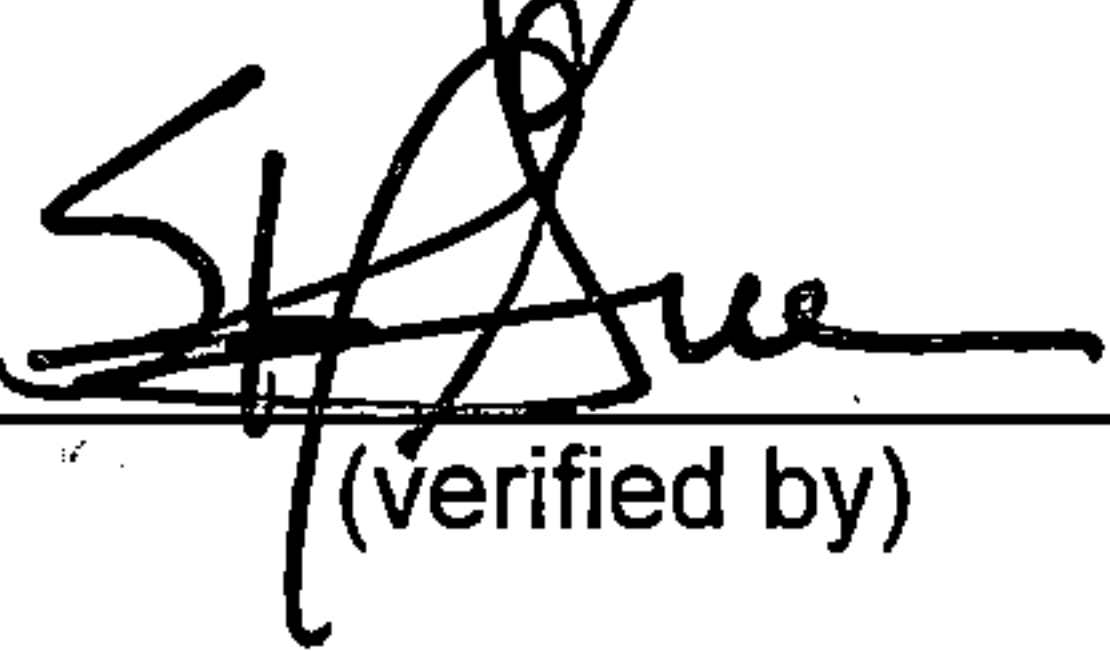
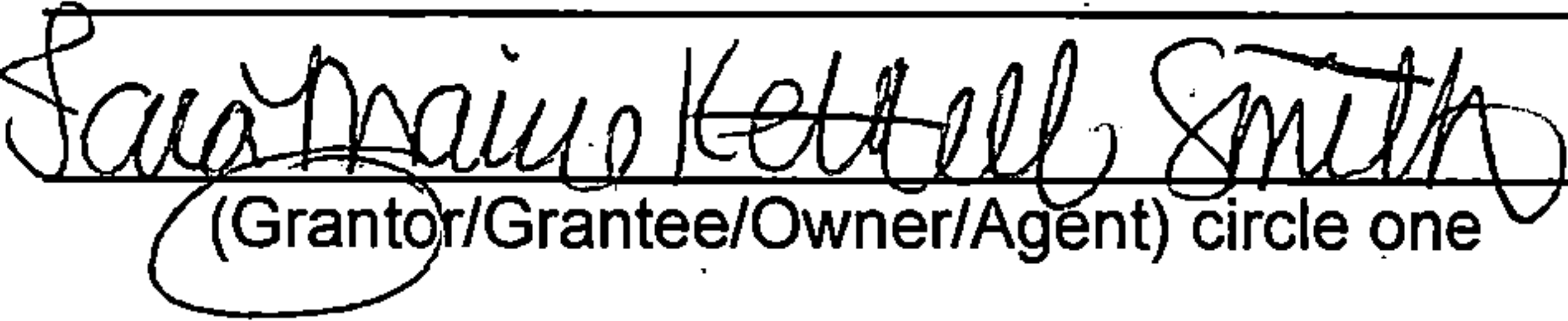
Date of Sale - the date on which interest to the property was conveyed.

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 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	December 03, 2020	Print	Tara Marie Kettell Smith
<input type="checkbox"/> Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

