

This instrument was prepared by:

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

Send tax notice to:

Blake Elliott Scrivner
1089 Macqueen Cir
Helena, AL 35080

WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars (\$229,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Aaron Comer and Diana Pizarro Comer, Husband and Wife** (herein referred to as grantors), do hereby grant, bargain, sell and convey unto **Blake Elliott Scrivner and Brittany Nichole Scrivner** (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 9, ACCORDING TO THE SURVEY OF BRANDYWINE SECOND SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:


1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, reservations, rights of way, agreements, and limitations, if any, of record.
3. \$223,003.00 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 5th day of January, 2021.


_____(SEAL)
Aaron Comer

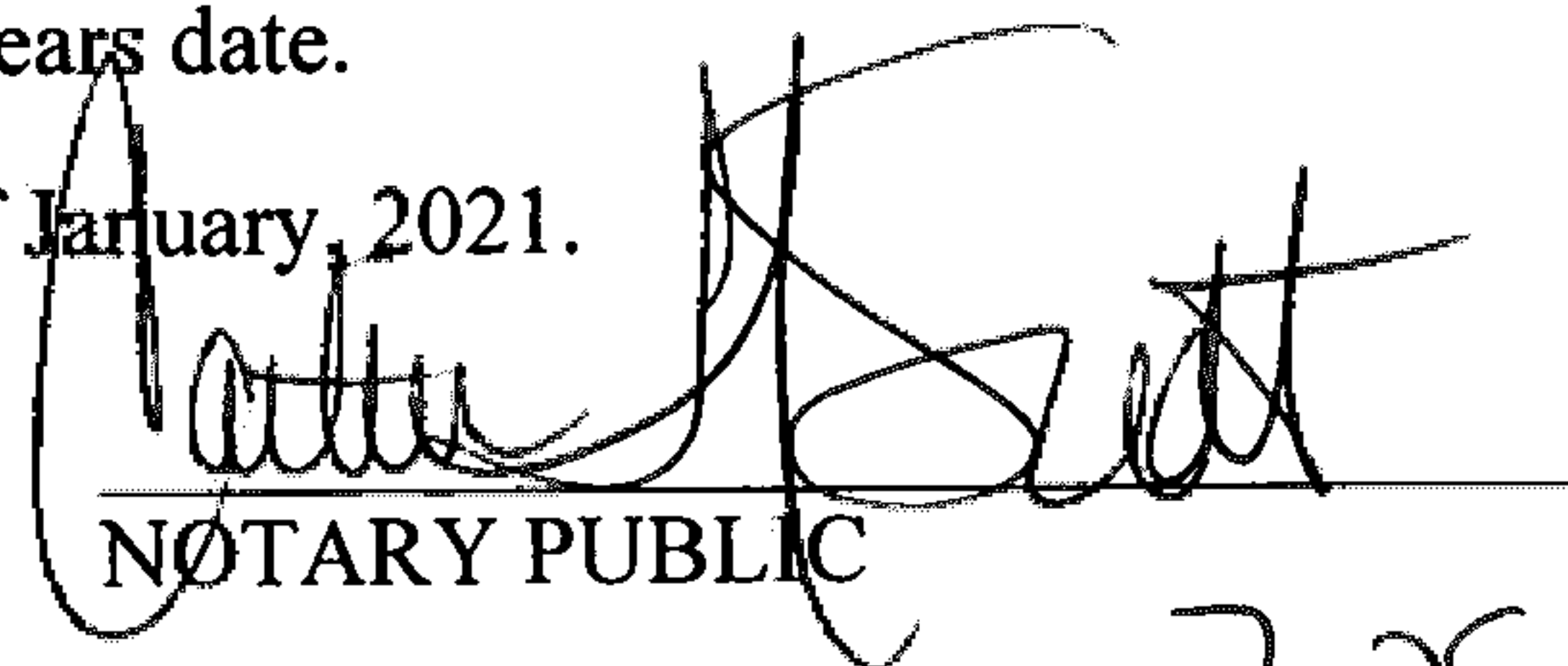

_____(SEAL)
Diana Pizarro Comer

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

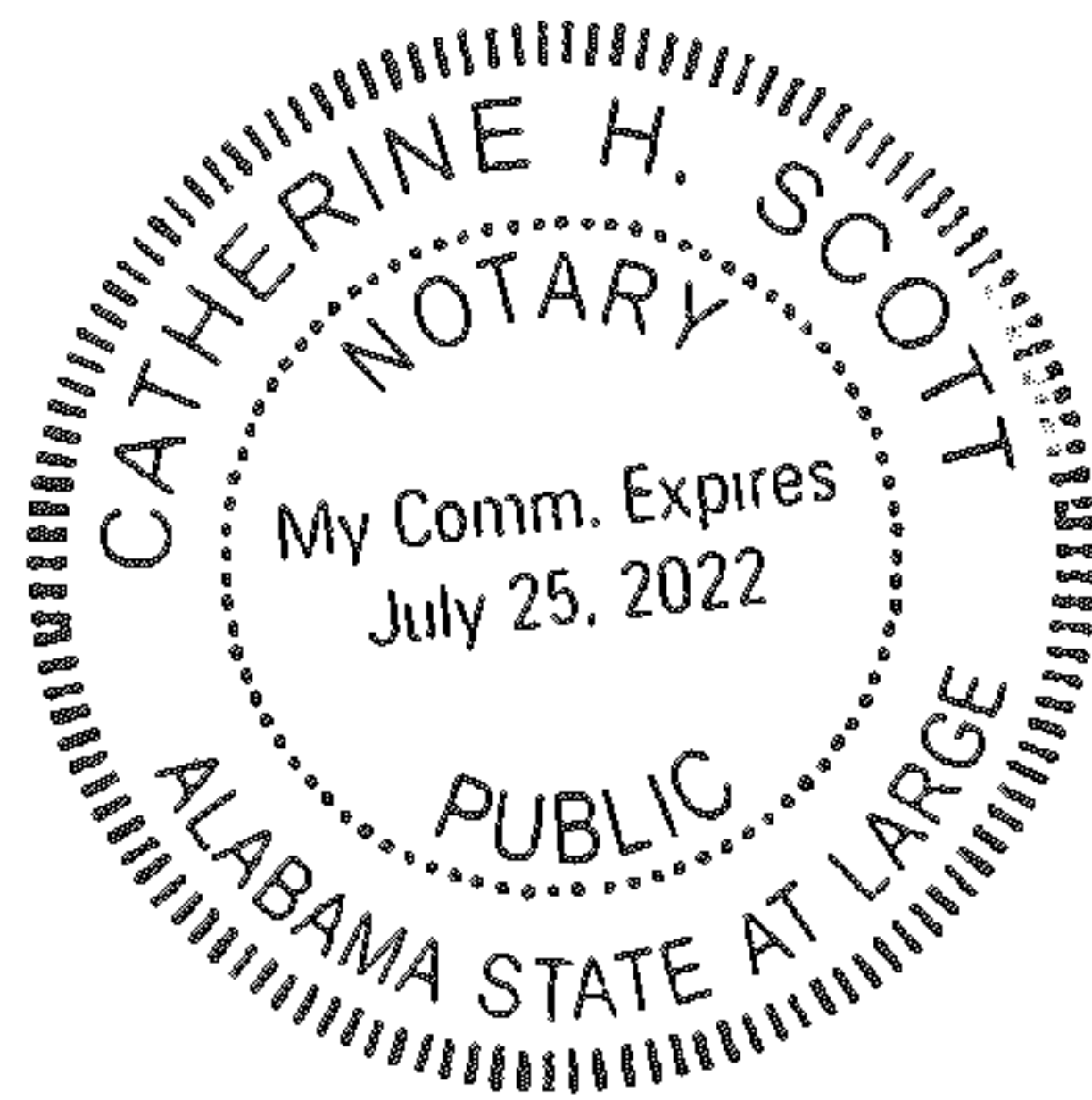
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Comer and Diana Pizarro Comer, Husband and Wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

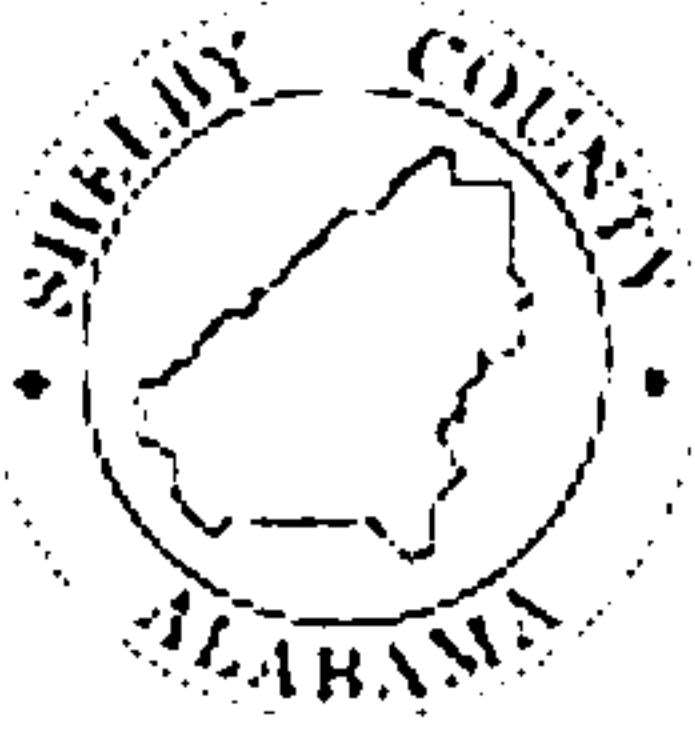
Given under my hand and official seal this 5th day of January, 2021.



NOTARY PUBLIC

My Commission Expires: 7-25-2022





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/06/2021 03:12:30 PM
 \$35.00 JESSICA
 20210106000010820

20210106000010820 01/06/2021 03:12:30 PM DEEDS 3/3

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Aaron Comer and Diana Pizarro Comer
 Mailing Address _____
 Property Address 1089 Macqueen Cir
Helena, AL 35080

Grantee's Name Blake Elliott Scrivner and Brittany Nichole Scrivner
 Mailing Address 2023 Vestavia Park Ct, Apt. D
Vestavia Hills, AL 35216

Date of Sale January 5, 2021
 Total Purchase Price \$229,900.00
 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 1-5-2021 Print Catherine H. Scott Sign [Signature]

 Unattested (verified by) (Grantor/Grantee/Owner/Agent) circle one