

PREPARED BY:
Trussell, Funderburg, Rea,
Bell & Furgerson, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Jeff & Rhonda Noble
Kaitlyn Lauren Noble
3204 Trip Run
Hoover, AL 35244

WARRANTY DEED JOINT SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars Dollars (\$10.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **JEFF DAVID NOBLE and spouse, RHONDA FORD NOBLE**, (herein referred to as Grantors), grant, bargain, sell and convey unto, **JEFF DAVID NOBLE, RHONDA FORD NOBLE, AND KAITLYN LAUREN NOBLE**, (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 2175, according to the Survey of Flemming Farms, Phase 2, as recorded in Map Book 50, Page 18 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes due and payable October 1, 2020, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Existing easements for public utilities, including but not limited to, water, gas, electrical, telephone and sewerage.
5. Restrictions, rights of way, easements, agreements, lease agreements, transmission lines, sewer easements as shown on the deed recorded in Instrument # 20191029000396180, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Matters shown on the final plat of Flemming Farms, Phase 2 (also known as Green Trails Phase 2) recorded in map Book 50, page 18 A & B in the Office of the Judge of Probate Shelby County, Alabama.

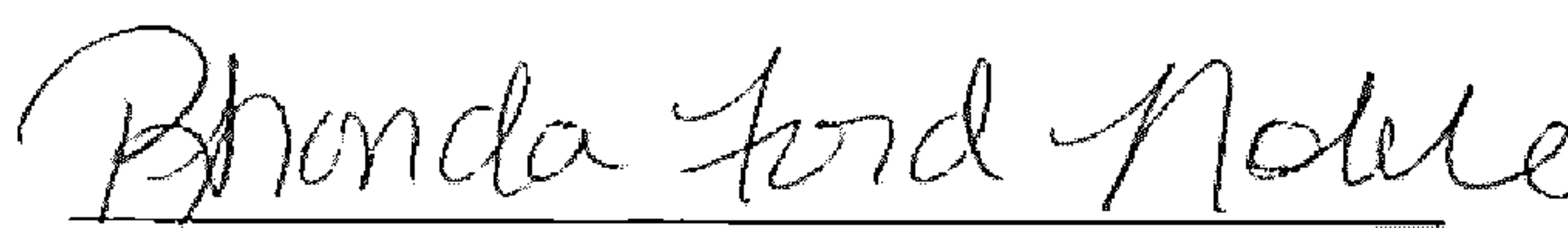
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assign of such survivor forever, together with every contingent remainder and right of reversion. And we do for ourselves and for our 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 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 the 30th day of December, 2020.



JEFF DAVID NOBLE
GRANTOR



RHONDA FORD NOBLE
GRANTOR

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Jeff David Noble and Rhonda Ford Noble**, 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 this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 30th day of December, 2020.

KELLY B FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 22, 2022



NOTARY PUBLIC

My Commission Expires: 10/22/2022

File #: 20-729C

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

Grantor's Name	<u>Jeff & Rhonda Noble</u>	Grantee's Name	<u>Jeff & Rhonda Noble</u> <u>Kaitlyn Lauren Noble</u>
Mailing Address	<u>3204 Trip Run</u> <u>Hoover, AL 35244</u>	Mailing Address	<u>3204 Trip Run</u> <u>Hoover, AL 35244</u>
Property Address	<u>3204 Trip Run</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>12/30/2020</u>
		Total Purchase Price\$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	<u>349,000</u>

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 checked="" type="checkbox"/>	Other <u>13 Valve \$116,300.00</u>
<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 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 12/30/2020Print Sarah J. Howard

☐ Unattested
(verified by)

Sign [Signature]
(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
02/02/2021 01:57:06 PM
\$30.00 CHERRY
20210202000055050

Alicia S. Boyd