20210312000123520 03/12/2021 08:09:56 AM DEEDS 1/3

SEND TAX NOTICE TO:

Dave and Joanne Engel 1081 Spring Garden Street Pelham, AL 35124-3062

This instrument was prepared by:

A. Eric Johnston, Esquire 1200 Corporate Drive, Suite 107 Birmingham, Alabama 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)	

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **David Engel**, a/k/a **Dave Engel** and wife, **Joanne S. Engel** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David Engel** and spouse, **Joanne S. Engel** (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 3, 4, and 5 according to the map of Spring Garden Estates as recorded in Map Book 4 at Page 56 in the Probate Office of Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

NO TITLE OPINION GIVEN.

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 served 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 day of March, 2021.

20210312000123520 03/12/2021 08:09:56 AM DEEDS 2/3

David Engel

Joanne S. Engel

STATE OF ALABAMA) SHELBY COUNTY

General Acknowledgment

Before me, the undersigned, David Engel and Joanne S. Engel, hereby certify that the Grantors, whose names are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this // day of March, 2021.

A. ERIC JOHNSTON My Commission Expires September 30, 2023

A. Eric Johnston, Notary Public

My Commission Expires: 09-30-2023

20210312000123520 03/12/2021 08:09:56 AM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	David Engel and Joanne S. Enge	1 Grantee's Name	David Engel and Joanne S.Engel
Mailing Address	1081 Spring Garden S		1081 Spring Garden St.
	Pelham, AL 35124-306	2	<u>Pelham, AL 35124-3062</u>
Property Address		Date of Sale	
		Total Purchase Price	
Filed and Recorded Official Public Records		Or ^	
Clerk Shelby County, AL	y County Alabama, County	Actual Value or	Ф
03/12/2021 08:09:56 AN S496.00 CHERRY 20210312000123520	alling S. Buyl	Assessor's Market Value	\$ 467,000
evidence: (check or Bill of Sale Sales Contract	ne) (Recordation of docume	this form can be verified in the entary evidence is not requireAppraisalOther	
Closing Statem	IEIIL		
•	locument presented for reco his form is not required.	rdation contains all of the red	quired information referenced
		nstructions	
	l mailing address - provide the current mailing address.	he name of the person or per	rsons conveying interest
Grantee's name and to property is being		he name of the person or pe	rsons to whom interest
Property address - t	the physical address of the p	property being conveyed, if a	vailable.
Date of Sale - the da	ate on which interest to the	property was conveyed.	
	e - the total amount paid for the instrument offered for re-	the purchase of the property cord.	, both real and personal,
conveyed by the ins		his may be evidenced by an	both real and personal, being appraisal conducted by a
excluding current us responsibility of valu	e valuation, of the property	•	
accurate. I further ur		ements claimed on this form	d in this document is true and may result in the imposition
Date		A. Eric Johnston Print	
Unattested		Sign	
	(verified by)		Owner/Agent) circle one Form RT-1