

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Shaun M. Battiste and Dana F. Battiste  
110 Carriage Creek Path  
Chelsea, Alabama 35043

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

On this March 11, 2021, That for and in consideration of **FOUR HUNDRED FORTY FIVE THOUSAND AND NO/100 (\$445,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **DANIEL R. FITZGERALD and LYNN B. FITZGERALD, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **SHAUN M. BATTISTE and DANA F. BATTISTE**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 16, according to the Final Plat of Carriage Creek Subdivision, as recorded in Map Book 35, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2021 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 35, Page 135.
7. Subject to Covenants, Conditions, and Restrictions (deleting therefrom, any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20060207000062850 and First Amendment in Instrument No. 20061113000555830, in the Probate Office of Shelby County, Alabama.
8. Grant of Land Easement and Restrictive Covenants to Alabama Power Company as recorded in Instrument No. 20050801000383440.

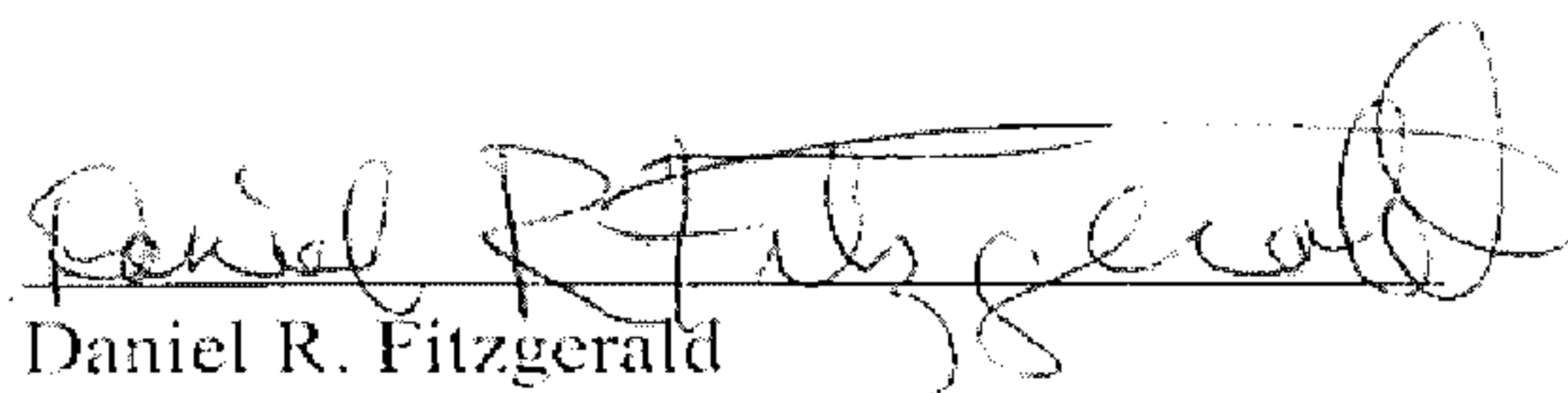
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of March 11, 2021.

**GRANTORS:**

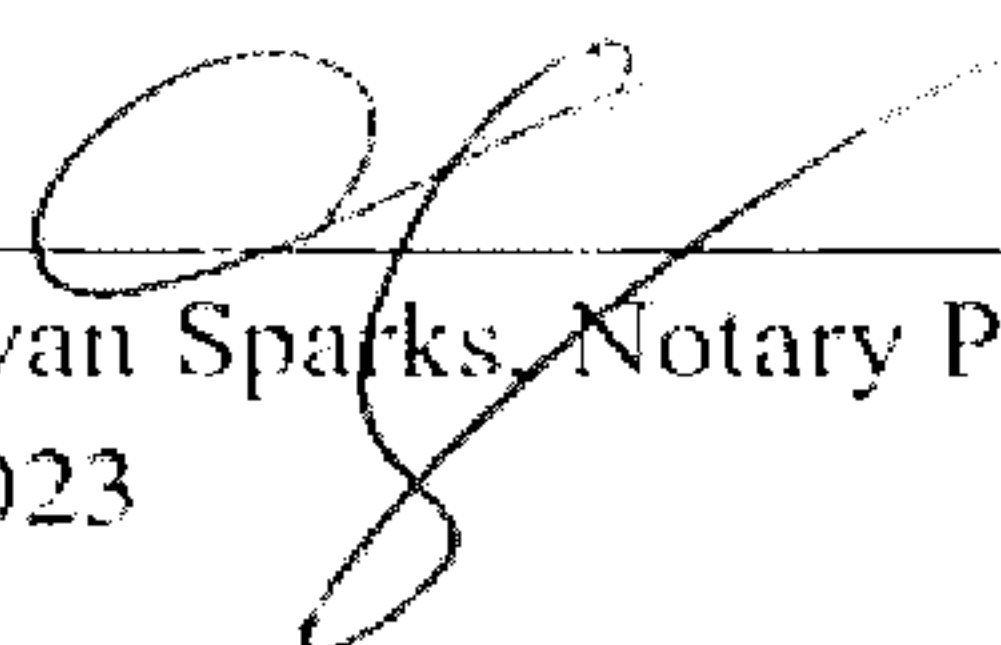
  
Daniel R. Fitzgerald

  
Lynn B. Fitzgerald

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Daniel R. Fitzgerald and Lynn B. Fitzgerald, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Daniel R. Fitzgerald and Lynn B. Fitzgerald each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of March 11, 2021.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/15/2021 09:08:45 AM  
 \$117.00 MISTI  
 20210315000126900

20210315000126900 03/15/2021 09:08:45 AM DEEDS 3/3

*Allen S. Boyd*

**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>Daniel R. Fitzgerald</u>	Grantee's Name	<u>Shaun M. Battiste</u>
Mailing Address	<u>Lynn B. Fitzgerald</u>	Mailing Address	<u>Dana F. Battiste</u>
	<u>110 Carriage Creek Path</u>		<u>110 Carriage Creek Path</u>
	<u>Chelsea, AL 35043</u>		<u>Chelsea, AL 35043</u>
Property Address	<u>110 Carriage Creek Path</u>	Date of Sale	<u>3/11/21</u>
	<u>Chelsea, AL 35043</u>	Total Purchase Price	<u>\$ 445,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</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 checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 3/11/21

Print C. Ryan Sparks

Unattested \_\_\_\_\_  
 (verified by)

Sign *[Signature]*  
 (Grantor/Grantee/Owner/Agent) circle one