

**WARRANTY DEED** JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA

County of Shelby

Send Tax Notice To:

Nils Pettersson, Ann-Therese Pettersson and Johnny  
Pettersson Springer  
100 Moss Stone Lane Calera AL 35040

Presents:

THAT IN CONSIDERATION OF One Hundred Seventy One Thousand and no/100 Dollars (\$171,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Terry Henson, a single person (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Nils Pettersson, Ann-Therese Pettersson, Johnny Pettersson Springer (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 61, according to the Final Plat of Stonecreek, Phase 4, as recorded in Map Book 37, Page 44, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

To Have And To Hold unto 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

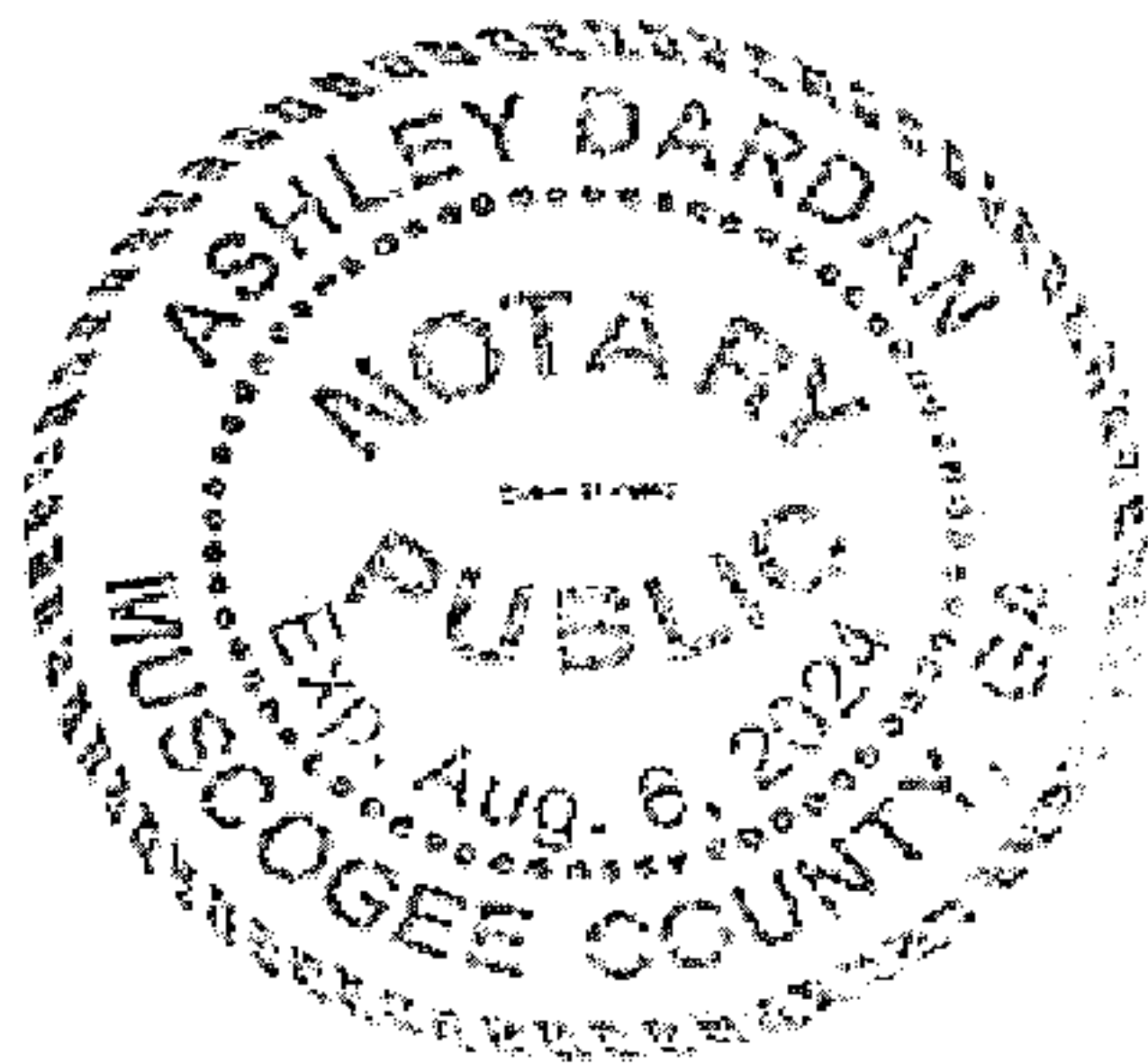
IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 22nd  
day of March 2021

Terry Henson  
Terry Henson

AD  
State of ~~Alabama~~ Georgia  
County of ~~Jefferson~~ Muscooga  
AD

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Terry Henson  
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 executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of March, 2021



Ashley Dardan  
Notary Public  
My Commission Expires: 6 AUG 2024

Prepared by: Jeremy Parker  
Parker Law Firm LLC  
1560 Montgomery Hwy Ste 205  
Hoover AL 35216

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

Grantor's Name	Terry Henson	Grantee's Name	Nils Pettersson, Ann Therese Pettersson and Johnny Pettersson Springer
Mailing Address	100 Moss Stone Lane Calera AL 35040		100 Moss Stone Lane Calera AL 35040
Property Address	100 Moss Stone Lane Birmingham AL 35244	Date of Sale	March 22 2021
		Total Purchase Price	<del>\$76,000.00</del> 171,000.00
		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)

☐ Bill of Sale                      ☐ Appraisal  
☐ Sales Contract                      ☐ Other to  
☒ 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: March 22 2021

(verified by)

Print Terry Henson  
 Sign: Terry Henson  
 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  
 03/25/2021 12:33:15 PM  
 \$200.00 CHERRY  
 20210325000150100

*Allen S. Bayl*