

This instrument was prepared by:

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

Send tax notice to:

Kerrie L. Ledbetter
3711 Keswick Circle
Birmingham, AL 35242

WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FIVE HUNDRED THOUSAND AND 00/100 Dollars (\$500,000.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Lauren Elinor Dempsey and Ryan Dempsey, Wife and Husband** (herein referred to as grantors), do hereby grant, bargain, sell and convey unto **Kerrie L. Ledbetter and David Ledbetter** (herein referred to as grantee), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6 according to the map and survey for Meadowbrook 5th Sector, 3rd Phase, as recorded in Map Book 10 at Pages 27 A and 27 B in the Probate Office of Shelby County, Alabama.

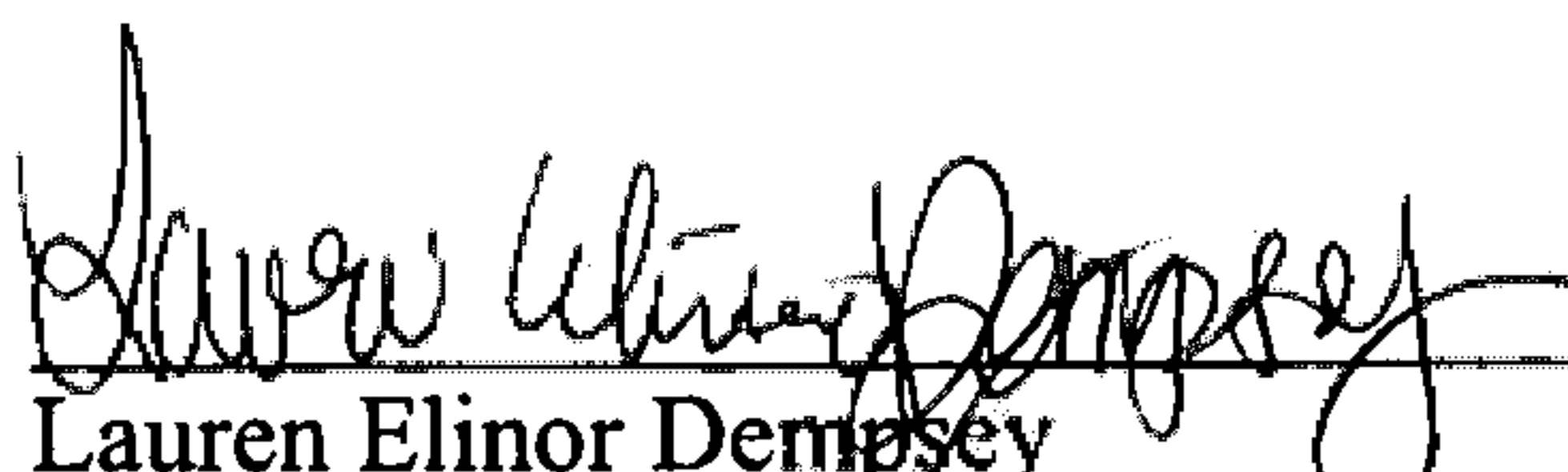
Subject to:

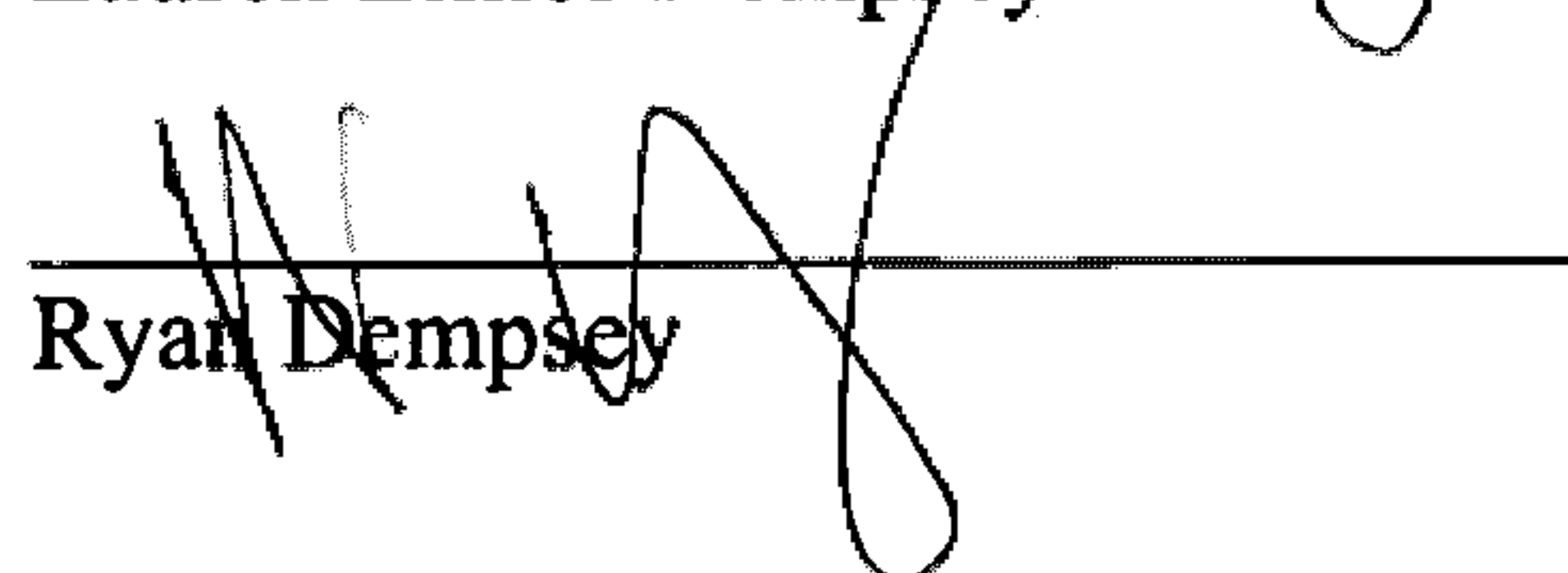
1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, rights of ways, building lines, and limitations, if any, of record.
3. \$475,000.00 of the consideration herein was derived from a mortgage filed simultaneously 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 grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is 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 grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of March, 2021.

 (SEAL)
Lauren Elinor Dempsey

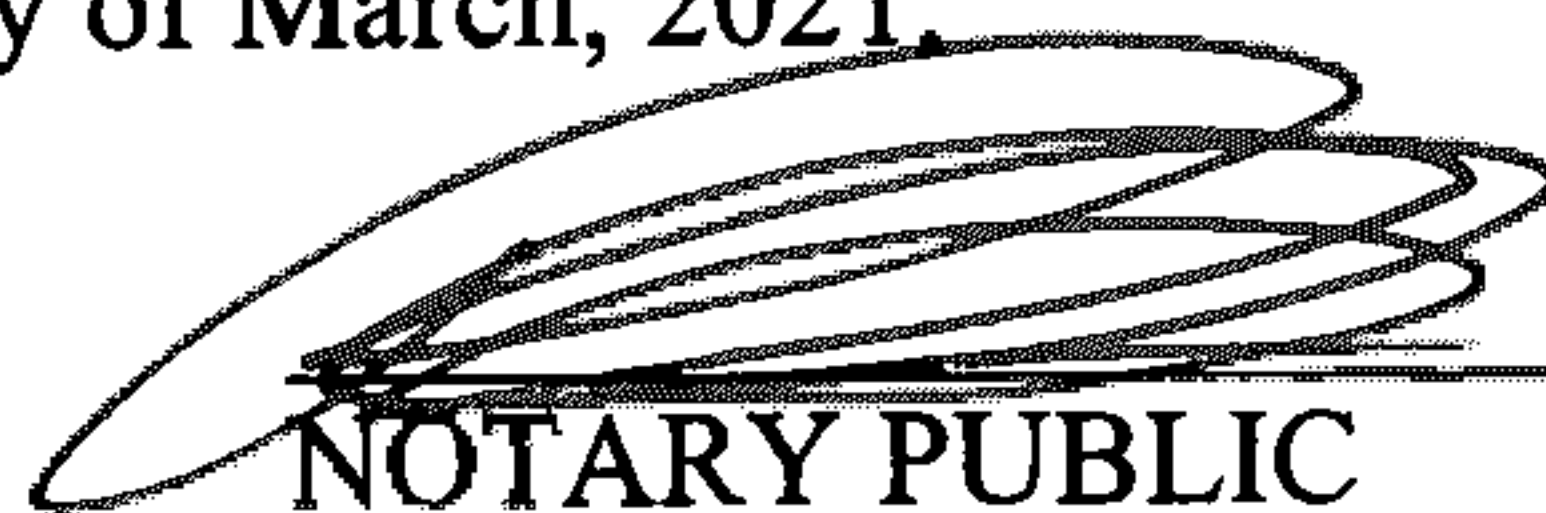
 (SEAL)
Ryan Dempsey

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lauren Elinor Dempsey and Ryan Dempsey 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2021.


NOTARY PUBLIC

My Commission Expires: 2-24-2025

Phillip W. Smith
Notary Public, Alabama State At Large
My Commission Expires February 24, 2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2021 10:17:40 AM
\$53.00 CHERRY
20210401000161470

Allen 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 Lauren Elinor Dempsey and Ryan Dempsey
Mailing Address 1137 Highland Lake Circle
Birmingham, AL 35242
Property Address 3711 Keswick Circle
Birmingham, AL 35242

Grantee's Name Kerrie L. Ledbetter
David Ledbetter
Mailing Address 3711 Keswick Circle
Birmingham, AL 35242
Date of Sale March 31, 2021
Total Purchase Price \$500,000.00
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
☒ 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 3-31-2021

Print Phillip W. Smith

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one