

When Recorded Mail to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908

20210616000294060
06/16/2021 01:34:44 PM
DEEDS 1/3

Prepared By:
LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Messages To:
JAMES R. GULLEDGE, JR. AND KRISTI P. GULLEDGE
234 ANNA CREEK DRIVE
HELENA, AL 35080

WARRANTY DEED

For good consideration, I (we) **JAMES R. GULLEDGE, JR., ALSO KNOWN AS JAMES R. GULLEDGE AND KRISTI P. GULLEDGE**, whose mailing address is 234 ANNA CREEK DRIVE, HELENA, AL 35080, hereby bargain, deed and convey to **JAMES R. GULLEDGE, JR., AND KRISTI P. GULLEDGE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 234 ANNA CREEK DRIVE, HELENA, AL 35080, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 32, ACCORDING TO THE FINAL PLAT OF CREEKWATER PHASE TWO B, AS RECORDED IN MAP BOOK 42, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. 007-30092.

LESS AND EXCEPT THAT TRACT OR PARCEL OF LAND CONVEYED BY WARRANTY DEED FROM JAMES R. GULLEDGE AND KRISTI P. GULLEDGE TO PATRICK E. MUMFORD AND CHRISTIE N. MUMFORD DATED AND RECORDED 07/23/2015 IN INSTRUMENT NO. 20150723000251480.

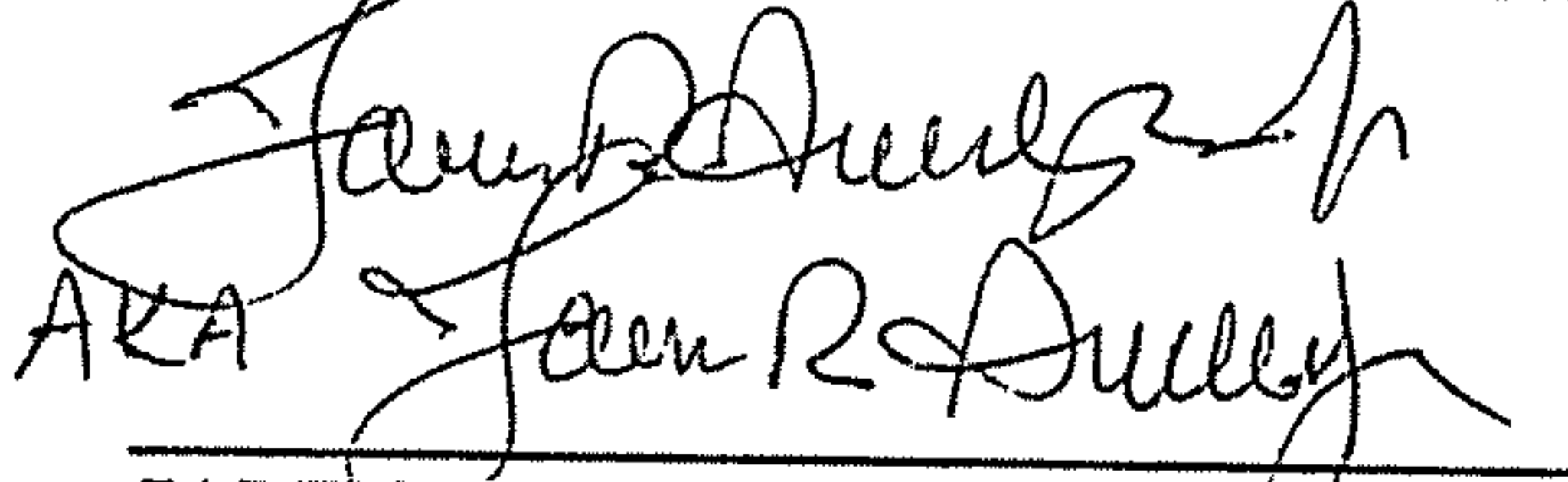
APN: 12 7 26 2 002 034.000

Property Address: 234 ANNA CREEK DRIVE, HELENA, AL 35080

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs , executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

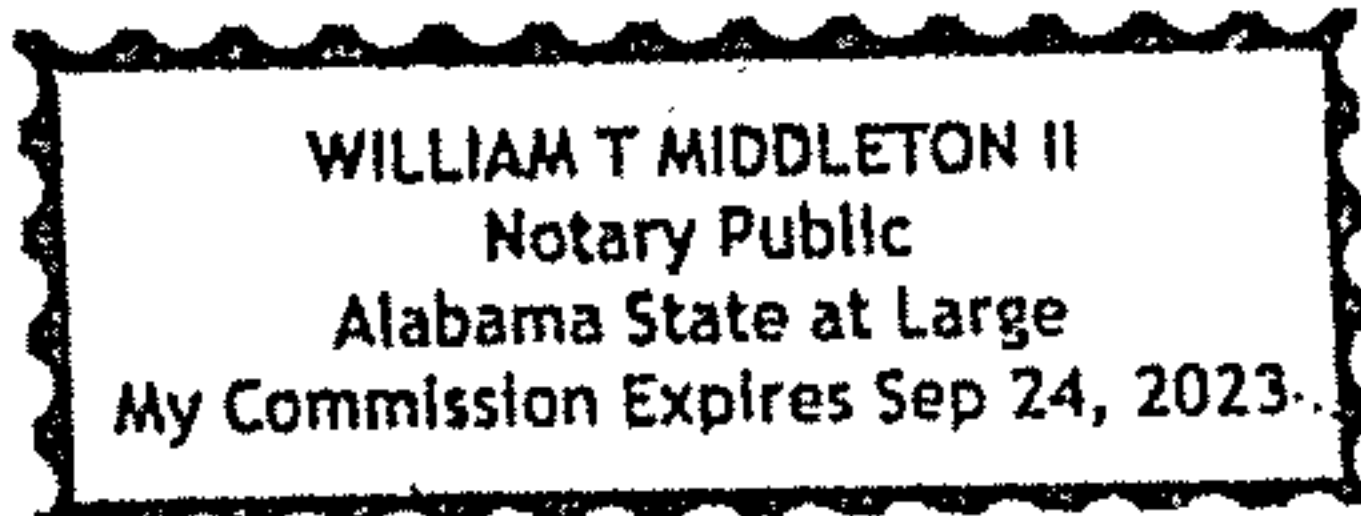
WITNESS the hands and seal of said Grantor(s) this 11 day of June, 2021.



AKA James R. Gulledge
JAMES R. GULLEDGE, JR.
A/K/A JAMES R. GULLEDGE


KRISTI P. GULLEDGE

STATE OF ALABAMA }
COUNTY OF Shelby } SS.

I, William T. Middleton II, a Notary Public, hereby certify that **JAMES R. GULLEDGE, JR., A/K/A JAMES R. GULLEDGE AND KRISTI P. GULLEDGE**, 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/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 11 day of June, 2021.




Notary Public
William T. Middleton II

Real Estate Sales Validation Form - TO CLEAR TITLE

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

Grantor's Name James R Gullledge , Kristi P Gullledge
Mailing Address 234 Anna Creek Dr
Helena, AL 35080

Grantee's Name James R Gullledge Jr, Kristi P
Mailing Address Gullledge
234 Anna Creek Dr
Helena, AL 35080

Property Address 234 Anna Creek Dr
Helena, AL 35080

Date of Sale 06/11/2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 405,600.00

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
Closing Statement
Appraisal
Other Tax data website

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 6/16
Print Daniel Goms
Unattested
Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2021 01:34:44 PM
\$30.00 BRITTANI
20210616000294060

Alvin S. Boyd