

This Instrument Was Prepared by:
Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:

William S. Fortenberry
Jessica C. Fortenberry
101 Grasonville Road
Alabaster, Alabama 35007

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twenty-Eight Thousand Five Hundred and 00/100 Dollars (\$228,500.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, we, **JEFFREY GRIGGS AND BECKY GRIGGS, HUSBAND AND WIFE AND KARL P. DZIADULA AND JEAN M. DZIADULA, HUSBAND AND WIFE** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **WILLIAM S. FORTENBERRY AND JESSICA C. FORTENBERRY** (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:

Lot 102, according to the plat of Chesapeake Subdivision as recorded in Map Book 37, Page 123 in the Office of the Judge of probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

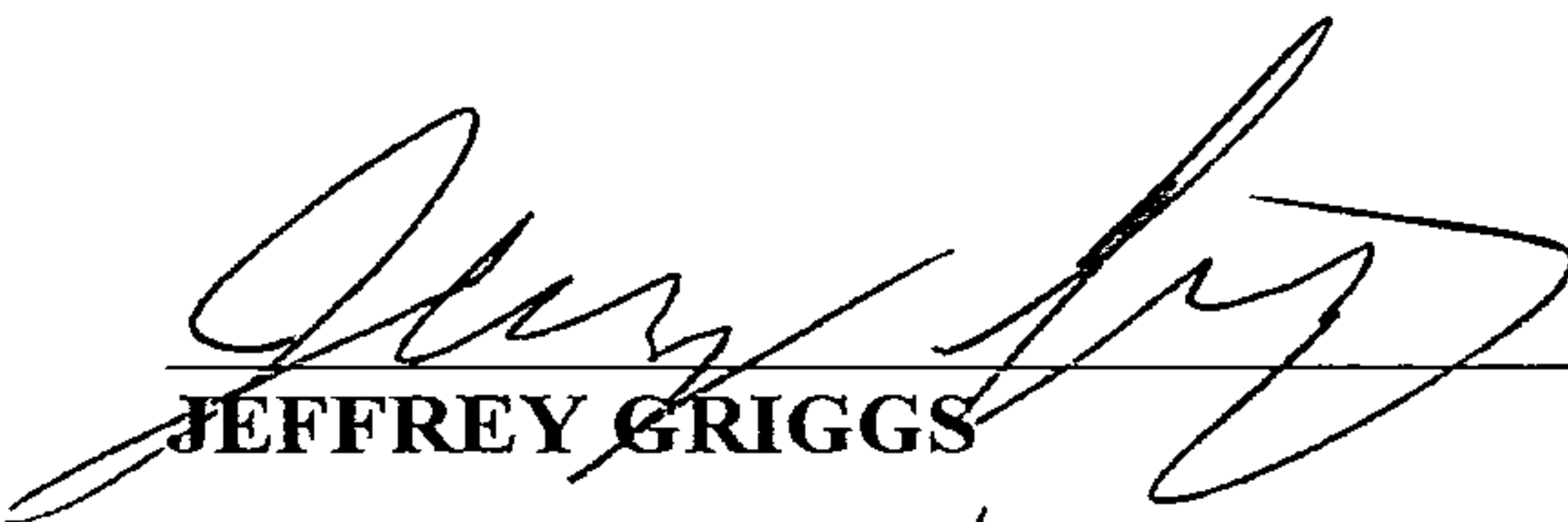
NOTE: \$182,800.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

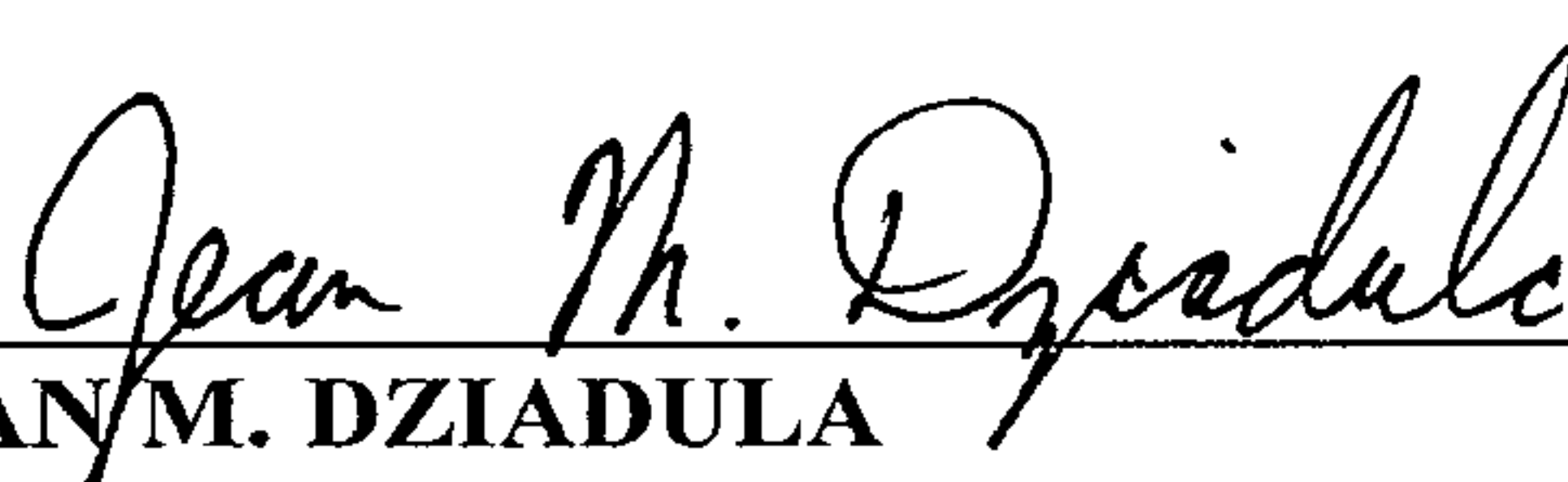
IN WITNESS WHEREOF, we have set our hand(s) and seal(s), this 14th day of July, 2021.

WITNESS:


JEFFREY GRIGGS


BECKY GRIGGS

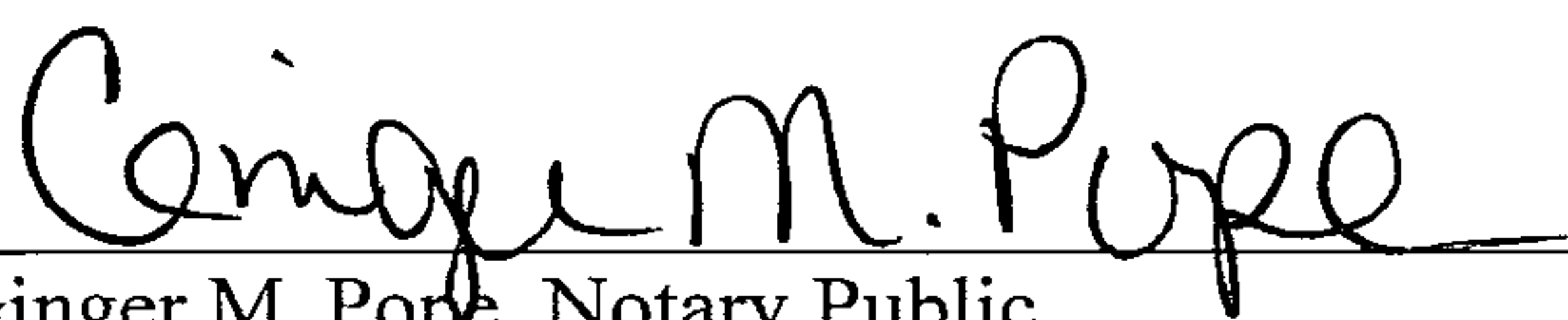

KARL P. DZIADULA


JEAN M. DZIADULA

STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

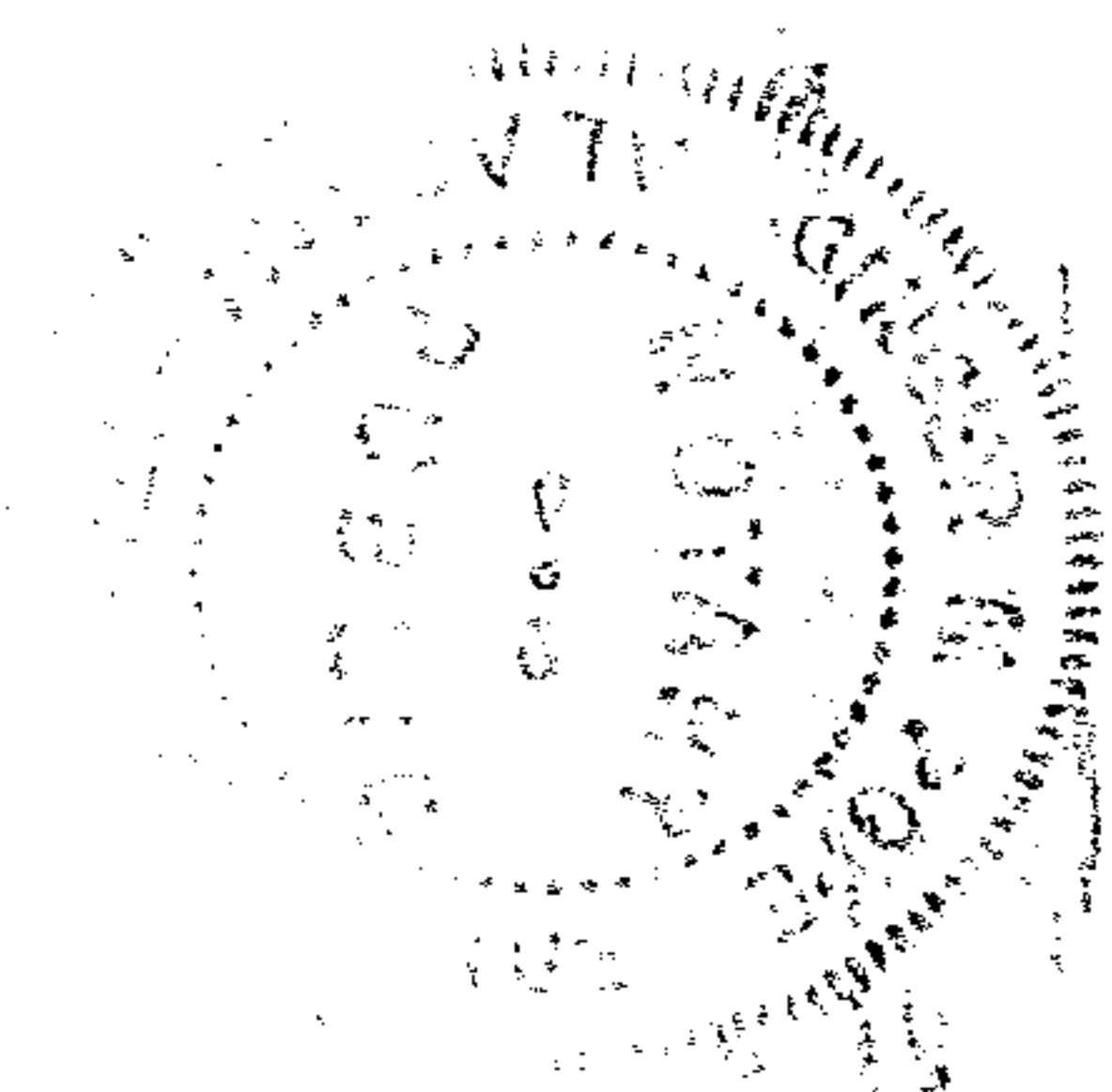
I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Jeffrey Griggs and Becky Griggs, husband and wife, and Karl P. Dziadula and Jean M. Dziadula, husband and wife, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 14th day of July, 2021.



Ginger M. Pope, Notary Public

My Commission Expires: 07/16/2022





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/20/2021 02:31:22 PM
\$76.00 JOANN
20210720000351940

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Jeffrey Griggs Becky Griggs	Grantee's Name	William S. Fortenberry Jessica C. Fortenberry
Mailing Address	107 Amanda Place Pelham, Alabama 35214	Mailing Address	101 Grasonville Road Alabaster, Alabama 35007
Grantor's Name	Karl P. Dziadula Jean M. Dziadula		
Mailing Address	143 Crestfield Circle Alabaster, Alabama 35007		
Property Address	101 Grasonville Road Alabaster, Alabama 35007	Date of Sale	July 14, 2021
		Total Purchase Price	\$228,500.00
		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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>X</u>	Sales Contract	<u> </u>	Other
<u> </u>	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: July 14, 2021

Unattested

Print Jeffrey Griggs

Sign *Jeffrey Griggs*

(Grantor/Grantee/Owner/Agent) circle one

Date: July 14, 2021

Unattested

Print Becky Griggs

Sign *Becky Griggs*

(Grantor/Grantee/Owner/Agent) circle one

Date: July 14, 2021

Unattested

Print Karl P. Dziadula

Sign *Karl P. Dziadula*

(Grantor/Grantee/Owner/Agent) circle one

Date: July 14, 2021

Unattested

Print Jean M. Dziadula

Sign *Jean M. Dziadula*

(Grantor/Grantee/Owner/Agent) circle one