

20210721000353040
07/21/2021 12:04:14 PM
DEEDS 1/3

SEND TAX NOTICE TO:

Aubrey Jennings and Robert Brandon Jennings
516 Bent Creek Trace
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100394

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Four Hundred Eighty Five Thousand and 00/100 Dollars (\$485,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ryan Sean McDowell and Erin Patricia McDowell, a married couple**, whose address is **116 Wildwood Court, Birmingham, AL 35209** (hereinafter "Grantor", whether one or more), by **Aubrey Jennings and Robert Brandon Jennings**, whose address is **516 Bent Creek Trace, Chelsea, AL 35043** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Aubrey Jennings and Robert Brandon Jennings, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 516 Bent Creek Trce, Chelsea, AL 35043, to-wit:**

Lot 90, according to the Survey of Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama.


Ryan Sean McDowell is one and the same person as Ryan McDowell, grantee in that certain deed dated June 10, 2019 and recorded on July 19, 2021 in Instrument No. 20210719000349980 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$388,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 20th day of July, 2021.



Ryan Sean McDowell

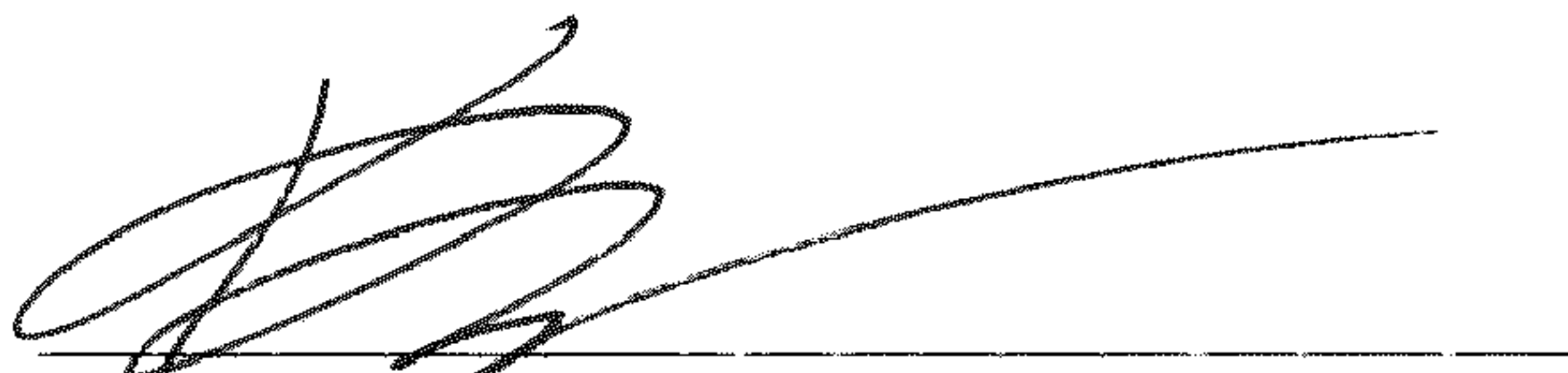


Erin Patricia McDowell

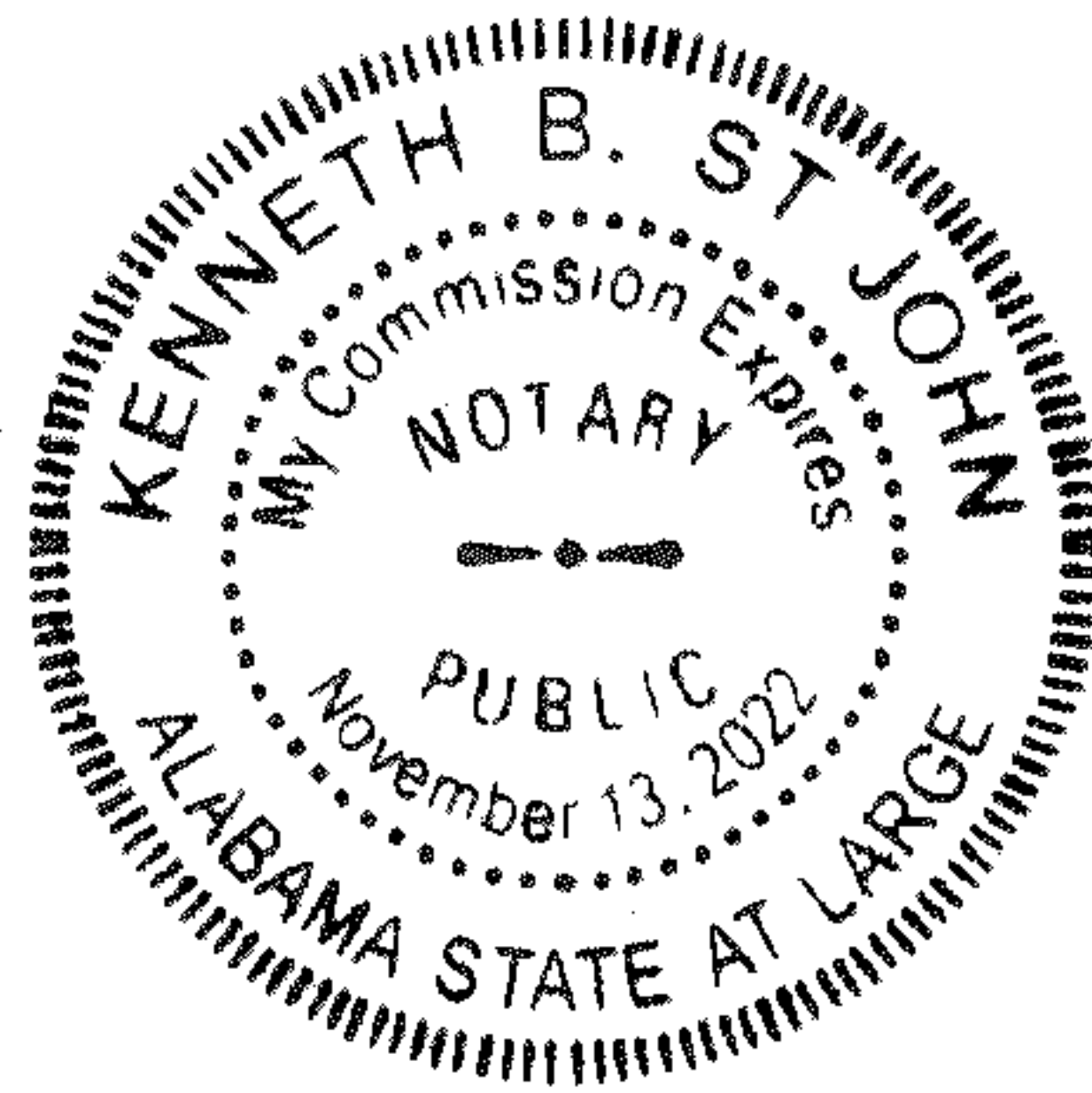
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Ryan Sean McDowell and Erin Patricia McDowell, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 20th day of July, 2021.



Notary Public
Printed Name: Kenneth B. St. John
My Commission Expires: 11/13/2022



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>Ryan Sean McDowell & Erin Patricia McDowell</u>	Grantee's Name	<u>Aubrey Jennings & Robert Brandon Jennings</u>
Mailing Address	<u>116 Wildwood Court</u> <u>Birmingham, AL 35209</u>	Mailing Address	<u>516 Bent Creek Trace</u> <u>Chelsea, AL 35043</u>
Property Address	<u>516 Bent Creek Trace</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>07/20/2021</u>
		Total Purchase Price	<u>\$ 485,000</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 type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 <u>07/21/2021</u>	Print <u>Hyland Wehunt</u>
<input type="checkbox"/> Unattested	Sign <u></u>
(verified by)	(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
 07/21/2021 12:04:14 PM
 \$125.00 JOANN
 20210721000353040

Allen S. Bayl