

SEND TAX NOTICE TO:
Kristen Gray and Matthew Gray
84 Storey Book Trail
Wilsonville, Alabama 35186

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20210727000361340
07/27/2021 08:46:20 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Six Hundred Fifty Five Thousand dollars & no cents (\$655,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Wanda Spears, an unmarried woman

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Kristen Gray and Matthew Gray

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE N00°04'38"W A DISTANCE OF 87.80' TO THE POINT OF BEGINNING; THENCE CONTINUE N00°04'38"W A DISTANCE OF 316.12'; THENCE S89°19'40"E A DISTANCE OF 670.41'; THENCE S00°28'52"E A DISTANCE OF 308.82'; THENCE S81°32'34"E A DISTANCE OF 677.89'; THENCE S00°07'55"E A DISTANCE OF 689.01'; THENCE N89°29'48"W A DISTANCE OF 1458.08' TO THE EASTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY 109; THENCE N18°15'38"W AND ALONG SAID R.O.W. LINE A DISTANCE OF 325.50'; THENCE N72°35'29"E AND LEAVING SAID R.O.W. LINE A DISTANCE OF 470.38'; THENCE N66°48'10"E A DISTANCE OF 92.86'; THENCE S88°10'07"E A DISTANCE OF 96.39'; THENCE N01°04'09"W A DISTANCE OF 117.42'; THENCE N17°07'28"E A DISTANCE OF 62.96'; THENCE N71°23'31"W A DISTANCE OF 132.40'; THENCE S57°35'59"W A DISTANCE OF 25.67'; THENCE N71°38'32"W A DISTANCE OF 250.60'; THENCE N80°04'19"W A DISTANCE OF 47.26' TO THE POINT OF BEGINNING.

Wanda Spears is the surviving grantee of that deed recorded in Instrument #20110207000042380. Bettie Y. Newton having died on May 22, 2011

\$524,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

Easement/right of way in favor of Alabama Power Company filed in Inst. #2001-22918, in said Probate Office.

Grantees herein covenant and agree that they will place no portable housing or mobile homes on the subject property.

Matters setout in that Affidavit filed in Instrument #20071002000460180 and Instrument #20071002000460190.

Easement for ingress/egress easement in Instrument #20160913000333300.

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.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2106086

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), July 26, 2021.

Wanda Spears (Seal)
Wanda Spears

STATE OF ALABAMA

General Acknowledgement

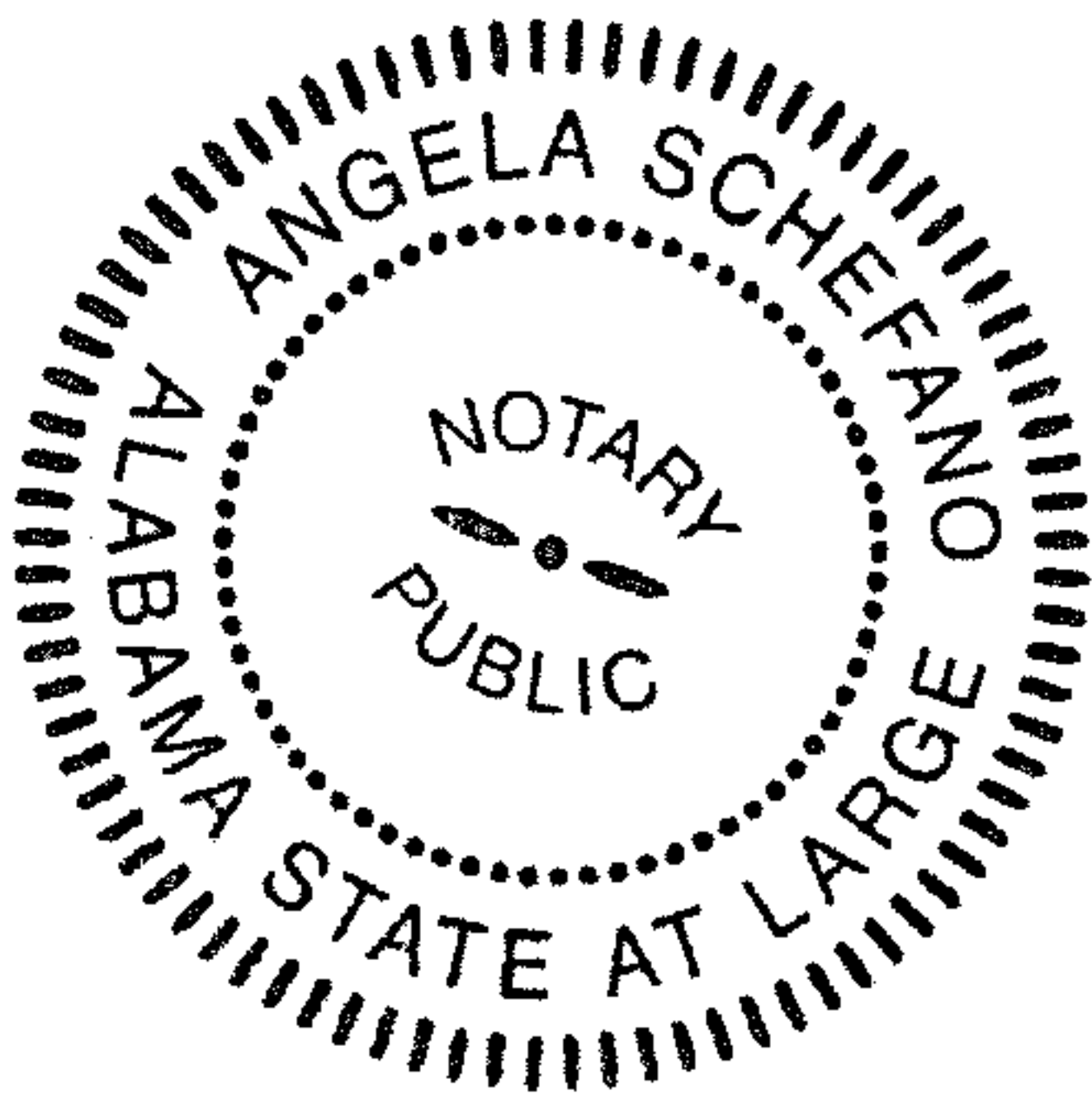
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Wanda Spears, an unmarried woman**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2021

Angela Scheffano
Notary Public.

(Seal)
My Commission Expires: 5-12-2025



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Wanda Spears
Mailing Address 2630 Reserve Trail
Vestavia Hills, Alabama 35243
Property Address 84 Storey Book Trail
Wilsonville, Alabama 35186

Grantee's Name Kristen Gray and Matthew Gray
Mailing Address 84 Storey Book Trail
Wilsonville, Alabama 35186
Date of Sale 07/26/2021

Total Purchase Price \$655,000.00
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
☐ Closing Statement
☐ Appraisal
☐ Other _____

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency market value.

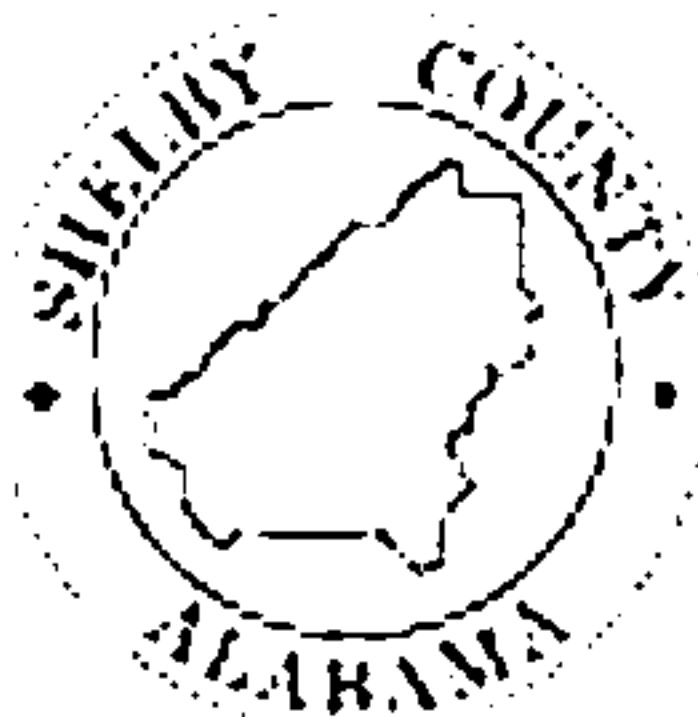
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be 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 7-26-2021

Unattested
(verified by)

Print Kristen Gray
Sign
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/27/2021 08:46:20 AM
\$159.00 CHERRY
20210727000361340

Allen S. Beryl