

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Jared Keith Pate
588 Highway 46
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars (\$155,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

Joie Culp and Charles L. Culp, wife and husband

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Jared Keith Pate and Tracey Warren Pate

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

Lots 1, 2 and 3, according to the Survey of Foxcroft Farms, recorded in Map Book 50, Page 95, in the Probate Office of Shelby County, Alabama.

Grantor herein Charles L. Culp is one and the same as Charles Lealon Culp, principal in the power of attorney recorded herewith. By executing this deed as attorney in fact for Charles L. Culp, Joie Culp affirms that Charles L. Culp is still alive and have not revoked or modified the authority granted to her in the power of attorney recorded herewith.

Subject to: (1) 2021 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one 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 Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 24th day of June, 2021

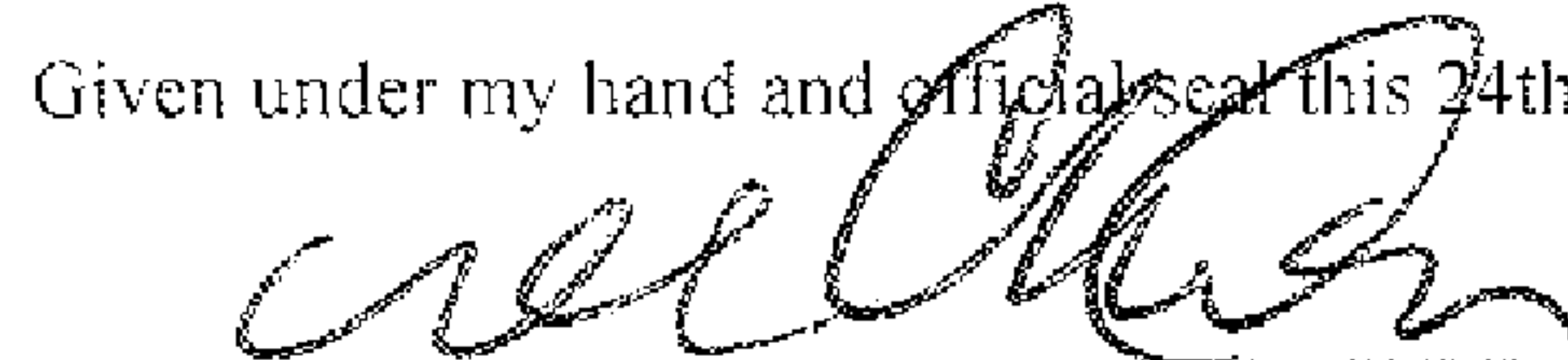

Joie Culp

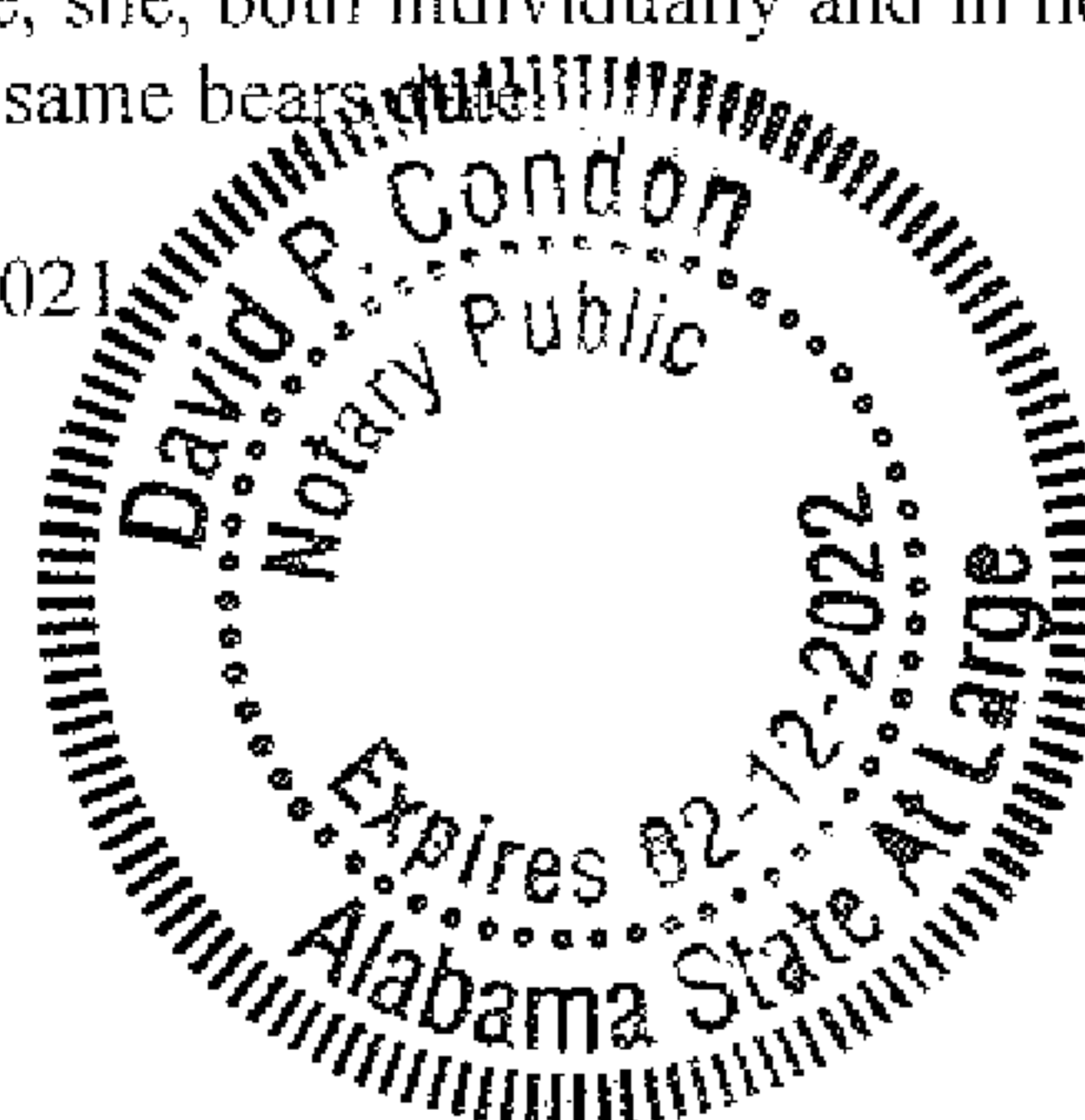

Charles L. Culp by Joie Culp, his Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Joie Culp and Joie Culp as attorney in fact for Charles L Culp whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, both individually and in her capacity as attorney in fact for Charles L. Culp, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, 2021


Notary Public: David P. Condon
My Commission Expires: 02.12.2022



Real Estate Sales Validation Form

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

Grantor's Name Joie + Charles Culp
Mailing Address 300 Broadview
Homewood, AL 35209

Grantee's Name Jared K. Pate
Mailing Address Tracey W. Pate
588 Highway 46
Shelby, AL 35143

Property Address 70 Bill's Hill Drive
Shelby, AL 35143

Date of Sale June 24th 2021
Total Purchase Price \$ 155,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ 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 _____

☐ Unattested

(verified by)

Print Dawn Bagwell for David P. Coudon PC

Sign [Signature]

(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
07/27/2021 12:59:55 PM
\$180.00 KIMBERLY
20210727000362730

Alex S. Bagel